



Town of Lexington Community Preservation Committee

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Article 8 (a-v): Community Preservation Committee CPA Projects

Article 9: Land Purchase – Off Marrett Road

Report to 2010 Town Meeting

Released April 5, 2010 (updated)

Community Preservation Committee

Annual Town Meeting 2010

The Community Preservation Committee (CPC) is pleased to recommend 21 projects to Town Meeting for its consideration and approval, as described on the following pages. Each of these projects was evaluated in light of the articulated criteria for acceptable Community Preservation Act (CPA) funding as attached to this report and vetted at a public hearing held on January 14, 2010. (There is another project still pending with the CPC—the purchase of land off Marrett Road [Cotton Farm]. A Public Hearing on that purchase is scheduled for April 8, 2010.)

In addition to these twenty-one projects, the CPC recommends approval of an allocation for administrative expenses and the Busa Farm Debt Service.

In FY 2009, the CPC worked to define financial policies that would help in project review and prioritization. The Committee has had financial policy discussions with the finance committees and the Board of Selectmen regarding minimum target balances for the CPA fund, and the advantages and disadvantages of cash versus bonding land acquisitions and large projects. With the help of the Assistant Town Manager of Finance, Rob Addelson, the CPC is creating a financial planning model to help the CPC budget for future projects.

An important legislative initiative supported by the CPC deserves special mention this year. Throughout the year, the CPC helped to support Senate Bill 90, an Act to Sustain Community Preservation. Passage of this bill would increase the State match from its presently estimated percentage of 31% to 75%, and would expand the definition of recreation to enable existing recreational resources to receive CPA funding. Six CPC members attended the SB #90 Hearing on Beacon Hill in late September 2009, and the CPC has been actively involved in lobbying for the passage of this important legislation. This legislation has moved successfully through the Committee on Community Development and Small Business and is now in the House Ways and Means Committee.

Since Lexington adopted the CPA in 2006, the CPC has recommended and Town Meeting has approved about \$14.5 million dollars for CPA funded projects. These funds have supported 28 historic preservation projects, preserved 33.7 acres of open space, created or preserved 7 recreational facilities, and created or supported 170 units of affordable housing.

The CPC is proud to announce that since October 2007, Lexington has received over \$5.5 million dollars in State matching funds.

For further information about the CPC, visit the CPC's page of the Town's website, <http://ci.lexington.ma.us/committees/cpc/cfm>.

TOWN OF LEXINGTON COMMUNITY PRESERVATION COMMITTEE

General Criteria

The Lexington Community Preservation Committee will only consider proposals that are eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation, specifically:

- The acquisition, creation, and preservation of open space.
- The acquisition, preservation, rehabilitation, and restoration of historic resources.
- The acquisition, creation, and preservation of land for recreational use.
- The creation, preservation, and support of community housing (including items such as annual payments to the housing authority to preserve or expand the affordable housing supply).
- The rehabilitation and restoration of open space, land for recreational use, and community housing that is acquired or created using monies from the fund.

Preference will be given to proposals that address as many of the following general criteria as possible:

- Are consistent with current planning documents that have received wide scrutiny and input and have been adopted by the town;
- Preserve the essential character of the town as described in the Comprehensive Plan;
- Save resources that would otherwise be threatened and/or serve a currently under-served population;
- Either serve more than one CPA purpose (especially in linking open space, recreation and community housing) or demonstrate why serving multiple needs is not feasible;
- Demonstrate practicality and feasibility, and demonstrate that they can be implemented expeditiously and within budget;
- Produce an advantageous cost/benefit value;
- Leverage additional public and/or private funds;
- Preserve or utilize currently owned town assets; and
- Receive endorsement by other municipal boards or departments.

Category Specific Criteria

Open space proposals that address as many of the following specific criteria as possible will receive preference:

- Permanently protect important wildlife habitat, including areas that are of local significance for biodiversity; contain a variety of habitats, with a diversity of geologic features and types of vegetation; contain a habitat type that is in danger of vanishing from Lexington; or preserve habitat for threatened or endangered species of plants or animals.
- Provide opportunities for passive recreation and environmental education.
- Preserve and/or restore threatened or deteriorating public lands.

- Protect or enhance wildlife corridors, promote connectivity of habitat or prevent fragmentation of habitats.
- Provide connections with existing trails or potential trail linkages.
- Preserve scenic views.
- Border a scenic road.
- Provide flood control/storage.
- Preserve important surface water bodies, including wetlands, vernal pools or riparian zones.
- Preserve a primary or secondary priority parcel in the Open Space Plan.

Historical Resources proposals that address as many of the following criteria as possible will receive preference:

- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened.
- 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.
- Support the adaptive reuse of historic properties.
- Are within a Lexington Historic District, on a State or National Historic Register, or eligible for placement on such registers, or on the Lexington Historical Commission's Cultural Resources Inventory.
- Demonstrate a public benefit.
- Demonstrate the ability to provide permanent protection for maintaining the historic resource.

Community Housing proposals that address as many of the following criteria as possible will receive preference:

- Contribute to the goal of maintaining at least 10% affordable housing.
- Promote a socioeconomic environment that encourages diversity.
- Provide housing that is harmonious in design, scale, setting and materials with the surrounding community.
- Intermingle affordable and market rate housing at levels that exceed state requirements for percentage of affordable units.
- Ensure long-term affordability.
- Promote use of existing buildings or construction on previously developed or Town-owned sites.
- Convert market rate to affordable units.
- Give priority to local residents, Town employees, and employees of local businesses.

Recreational Use proposals that address as many of the following criteria as possible will receive preference:

- Support multiple active and passive recreation uses.
- Serve a significant number of residents.
- Expand the range of recreational opportunities available to Lexington residents of all ages.

- Jointly benefit Conservation Commission and Recreation Committee initiatives by promoting a variety of recreational activities.
- Maximize the utility of land already owned by Lexington.
- Promote the creative use of railway and other corridors to create safe and healthful non-motorized transportation opportunities.

COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES – (Adapted from the DOR, Div. of Local Services)

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL USE	COMMUNITY HOUSING
DEFINITIONS	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes, and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use	Building, structure, vessel, real property, document or artifact listed or eligible for listing on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field Does <u>not</u> 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 Means obtain by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise	YES	YES	YES	YES
CREATE	YES	NO	YES	YES
PRESERVE Means protect from injury, harm or destruction, not maintenance	YES	YES	YES	YES
SUPPORT	NO	NO	NO	YES, including funding for community's affordable housing trust
REHABILITATE/RESTORE Means remodel, reconstruct or extraordinary repair (not maintenance) to make property functional for their intended use, including improvements to comply with federal, state or local building or access codes or work to comply with U.S. Secretary of the Interior's <i>Standards for Rehabilitation</i> (36 C.F.R. Part 68)	YES, if acquired or created with CP funds	YES	YES, if acquired or created with CP funds	YES, if acquired or created with CP funds

ARTICLE 8 (a)

Project:	Minuteman Bikeway Preservation
CPA Category:	Recreational Use/Open Space (50/50)
Amount Requested:	\$320,000
Amount Recommended:	\$320,000
CPC Vote:	(9-0)

Project Description:

The Minuteman Bikeway was opened in 1993. Over the last sixteen years there has been deterioration in numerous areas of Lexington's 5.5 mile section of the Bikeway. The deterioration is the result of a number of factors including improper drainage, root penetration, and erosion. In addition to the long-term deterioration of the Bikeway, there has been more recent and significant damage at particular locations. This project will prevent further damage from these problems and protect and preserve the condition of the Bikeway. Damage will be prevented through the installation of root barriers, drainage repairs, and swale restoration. The Town's Engineering Division, with input from the Bicycle Advisory Committee, has identified key areas that need to be addressed to prevent further deterioration and to mitigate hazards to users. The work being proposed is beyond the scope of normal maintenance and is intended to address the problems caused by increased storm water runoff, erosion, and root heaving along discrete portions of the path (items not addressed in the initial construction of the Bikeway). Remediation will involve the installation of swales, culverts and other drainage solutions to address water flow and erosion control, and selective root pruning and installation of a root barrier to address the root migration and heaving problems.

Project Goals and Objectives:

- Mitigate pavement erosion, washouts and other damage to preserve the Bikeway.
- Design and build drainage swales in several locations to enhance ground water recharge and slow street runoff beside the Bikeway into brooks.
- Redesign, improve and/or replace several stream conduits that cross under the Bikeway. This will improve the health of the brooks while preserving the integrity of the Bikeway pavement and roadbed.
- Mitigate root heaves on the trail bed caused by growth of large trees along the Bikeway by cutting roots and installing root barriers in several stretches.
- Preserve usage of the Bikeway with these mitigation measures, keeping it a safe place for walking, cycling, rollerblading and other recreational activities.
- Preserve this valuable resource for future generations to enjoy.

Project Benefit:

The Minuteman Bikeway has value to the community even beyond its importance as a recreational resource for Lexington citizens. It is also an economic resource, bringing large numbers of visitors to and through Lexington during most months of the year. The long-term viability of the Bikeway is in jeopardy unless the drainage and root problems are properly addressed.

Funding Request:

This FY 2011 request for \$320,000 is to perform necessary drainage and root mitigation. The cost estimate for this project was developed by the Town's Engineering Division and is based on past similar projects. This request is in addition to \$175,000 appropriated under Article 31(i) from Annual Town Meeting in 2007 for Bikeway paving, as yet unspent due to a re-examination of the entire Bikeway project. (Paving does not qualify for CPA funds.)

ARTICLE 8 (b)

Project:	Stormwater Mitigation Old Res./Marrett Road
CPA Category:	Recreational Use
Amount Requested:	\$190,047
Amount Recommended:	\$190,047
CPC Vote:	(9-0)

Project Description:

In 2007, the Town hired the Louis Berger Group to do a water quality study at the Old Reservoir on Marrett Road. The Old Reservoir is located in the watershed of the Vine Brook, which is part of the watershed for the Shawsheen River. The objective of the study was to analyze and understand the relationship between bacteria concentrations in the Old Reservoir and potential bacteria sources. The results of the study show that the main source of bacteria entering the reservoir is stormwater. Stormwater enters the reservoir via four outfalls along Marrett Road. Two of these outfalls go directly into the reservoir and the other two first enter a detention basin. In FY 2010, \$569,000 of CPA Funds was appropriated to address Phase I of the stormwater mitigation on Marrett Road by the Old Reservoir. Phase I will improve the water quality of storm runoff from the drainage areas entering the Old Reservoir via three outfalls along Marrett Road by expanding the existing retention area, constructing a spillway and constructing a new water quality structure. This work is scheduled for the spring/summer of 2010. The Phase II request for FY 2011 is \$190,047. This work will include creating a second water quality structure to capture water in the southwest corner of the facility from the single remaining outfall along Marrett Road. The Town applied for State DEP 319 funding for this work, but was unsuccessful.

Project Goals and Objectives:

- Preserve the Old Reservoir and its surrounding recreational and open space areas to enhance both passive and active uses.
- Mitigate stormwater runoff before it enters the Old Reservoir.
- Improve the water quality of the Old Reservoir.
- Reduce number of days the swimming area must be closed due to elevated bacteria count.

Project Benefit:

Originally built as the water supply to the Town of Lexington, the Old Reservoir is now used for both active and passive recreation. The Old Reservoir is an important recreational resource, one that is used during the summer for swimming, and year round for walking and fishing. During the school year, teachers from the Bridge School use the Old Reservoir as part of the school science curriculum, and children use the paths to get to and from school. Mitigating the stormwater runoff is instrumental in preserving the Old Reservoir as a natural resource and an important recreational area. Improved water quality will also help the Shawsheen Watershed.

Funding Request:

The Town received an engineer's estimate from the Louis Berger Group based on the plan approved by the Department of Environmental Protection. The FY 2011 request for this Phase II project is \$190,047.

ARTICLE 8 (c)

Project:	Center Playfields Drainage - Implementation Phase
CPA Category:	Recreational Use
Amount Requested:	\$875,173
Amount Recommended:	\$875,173
CPC Vote:	(9-0)

Project Description:

The Center Playfields is the most heavily used recreation resource area in Town, one that covers approximately 23 acres. It hosts a number of youth, adult, recreation and school activities including football, baseball, softball, soccer, tennis and track (both active for sports and passive for numerous walkers of all ages). In addition, there is a playground structure, a skate park and a basketball court. The Center Playfields are a valuable community recreation resource. Unfortunately, this recreation site was constructed over a peat marsh, which is very poorly drained and holds water for extended periods. It is a normal occurrence for the grass field areas and the playground area to have standing water after storm events. This leads to a deterioration of the turf, which in turn is costly to protect from further damage. Events need to be cancelled or delayed and use of the site can become limited. This project will consist of implementing the drainage mitigation solutions (surface drainage, sub-surface drainage, grade changes, swales, etc.) as outlined by Stantec in their engineering report of October 2009, which is available in the Cary Memorial Library, and the DPW, Recreation and CPC offices.

Project Goals and Objectives:

- Implement a three-phase mitigation plan to correct the surface and sub-surface drainage issues at the Center Playfields. Each phase can be performed separately but all three phases will tie together to vastly improve the existing site conditions.
- Install drainage systems that move surface runoff more quickly away from the fields and play areas.
- Preserve this valuable Town Recreation area.
- Protect the fields from injury, harm, or destruction.

Project Benefit:

This project is of great importance and relevance to the community. This project will address the complicated drainage problems and use the most cost effective approach for remediation to protect the fields from further injury, harm or destruction.

Funding Request:

This FY 2011 request for \$875,173 in CPA funding is to address the baseball and softball field areas along Worthen Road. Since this project represents the first phase in a three year drainage mitigation project, it is anticipated that there will be requests to the CPC in the next two years. The FY 2012 request will be \$575,612 to address the football field area, and the FY 2013 request will be \$605,718 to address the track, practice field, parking and little league field areas. These budget estimates are based on the 2009 engineering report by Stantec referenced above.

ARTICLE 8 (d)

Project:	Greeley Village Siding Replacement
CPA Category:	Community Housing
Amount Requested:	\$386,129
Amount Recommended:	\$386,129
CPC Vote:	(9-0)

Project Description:

The Lexington Housing Authority is submitting this request for \$386,129 for the replacement of siding at Greeley Village. Greeley Village is a 100 one-bedroom apartment complex built in 1968 that serves a senior and disabled population. The units have their original siding, which has deteriorated in many locations, resulting in leakage into apartments, and most importantly, into door frames. In winter, such conditions often result in doors that cannot be fully closed, leading to heat loss and discomfort for residents. The infiltration of water into the buildings has also caused rot and deterioration, thereby compromising the buildings' integrity. The Housing Authority's supervising architect has determined that it will cost \$386,129 to remedy these problems.

Greeley Village is an elderly/handicapped low-income public housing apartment complex with 100 apartments that were first occupied in 1968. As of October 2009, the average resident's monthly rent was \$290 including heat, hot water and electricity. Residents' annual gross income was \$12,809 as of October 2009. Greeley Village provides retired seniors and handicapped persons with an affordable place to live.

Project Goals and Objectives:

The goal of this project is to replace the siding on the 100-unit complex which will allow the Lexington Housing Authority to continue to provide safe, affordable housing for Lexington seniors and handicapped residents.

Project Benefit:

Greeley Village benefits the senior and disabled population by providing a safe, affordable place to live. This project, when completed, will benefit the residents of the community and increase the lifespan of the 100 units in this affordable housing development.

Funding Request:

The funding request for this project is \$386,129.

ARTICLE 8 (e)

Project:	Vynebrooke Village Drainage Study
CPA Category:	Community Housing
Amount Requested:	\$10,000
Amount Recommended:	\$10,000
CPC Vote:	(9-0)

Project Description:

The Vynebrooke Village is located off Waltham St. and is a 48 unit elderly/handicapped low-income public housing apartment complex that was first occupied in 1973. As of October 2009, the average resident's monthly rent was \$294 including heat, hot water and electricity. Residents' annual gross income was \$13,283 as of October 2009. The complex is 100 hundred feet from the Vine Brook in a low-lying area and is subject to frequent inundation from runoff. Because there is standing water outside the units much of the year, water drains into the 4-foot crawl spaces under the units. Most units are equipped with sump pumps that are engaged in every heavy rain event. Water in the crawl spaces is a serious problem, since the electric service and other utilities are located in these spaces. The water infiltration has also led to mold problems in certain units.

To address this problem, the Housing Authority is proposing to install drainage measures which will direct water away from the units. The first step in addressing this issue is to hire an engineer to study the problem and recommend an on-site solution. The initial phase of the project would cover the study money for this engineering evaluation and for the preparation of plans that are required to be submitted to the Conservation Commission for review. Initial review of this project by the Conservation Commission has indicated that a Determination of Applicability will need to be filed, and calculations will need to be completed by an engineer to estimate the volume of the re-directed runoff into the storm drain system. The Housing Authority estimates that this phase of the project will cost \$10,000.

Project Goals and Objectives:

It is the goal of this project to eliminate the standing water that ponds outside the Vynebrooke Village units after each significant rainfall. The initial step in addressing this problem is to determine the amount of rainfall that needs to be re-directed and to develop a plan to do so. These calculations and plans can then be reviewed by the Conservation Commission. The ultimate goal of the project is to stop water infiltration into the basements and eliminate a situation which is both unsafe and unhealthy.

Project Benefit:

The outcome of this initial study by a civil engineer will give the Housing Authority the data it needs to move forward into a subsequent phase of implementation/construction. Solving this drainage problem will allow this development to continue to provide safe, healthy, affordable housing for Lexington's seniors and disabled population.

Funding Request:

The funding request for this study is \$10,000. It is anticipated that this study will be followed with a request for CPA funding in FY 2012.

ARTICLE (f)

Project:	LexHAB Purchase of Two Properties
CPA Category:	Community Housing
Amount Requested:	\$695,000
Amount Recommended:	\$695,000
CPC Vote:	(8-1)

Project Description:

LexHAB is requesting \$695,000 to support LexHAB with its acquisition of two units for which the Town will receive affordable housing deed restrictions. The affordable housing restrictions are real property interests which the Town would be acquiring in consideration for its appropriation of the CPA funds, and are an express requirement of section 12(a) of the CPA statute.

- **142 Emerson Gardens** - a two-bedroom, one-bath 830 square foot unit on two floors with access within the unit, a finished room in the basement, ½ bath, laundry and storage and built in 1965. The unit is within walking distance of an MBTA bus stop and was purchased for \$295,000.
- **454 Marrett Road** – a three-bedroom, one-bath 1,186 square foot two-floor single family home on a .56 acre lot, on the MBTA bus route. The home was built in 1930 and has a full attic and basement. The floors are hardwood but need refinishing. The kitchen and basement are antiquated and require work for safety reasons. The original 60-amp wiring has never been updated and must be brought up to code. The house was purchased for \$400,000.

The Selectmen and LexHAB have redesigned the method of advertising and selecting renters for CPA-funded properties in compliance with current state requirements. This will enable the Town to pursue having the two units count toward the 10% low and moderate-income housing, the so-called 40B requirement, and to be included on the State's Subsidized Housing Inventory.

Project Goals and Objectives:

As of October 2009, LexHAB owned 61 housing units and was providing housing for 150 persons. Approximately 84% of these households (50 of the 56 LexHAB occupied units) had a previous Lexington connection when they moved into LexHAB housing. LexHAB-owned housing units range from 4-bedroom scattered site homes to one-bedroom condominiums. To date, LexHAB has been supported through its rents, Town linkage funds, and CPA funding. In addition to the costs of building and maintaining housing units and condo fees, LexHAB pays all its own office rent, legal fees, and salary for a part time office manager.

LexHAB traditionally provides housing to persons making up to 80% of the Boston Area Median Income as set by the federal government which is \$66,150 for a 4-person family. It is anticipated that the housing units for which funding is being sought for FY 2011 will be rented to applicants making no more than 60% of the Boston Area Median Income which is \$54,120 for a 4 person family, thus enabling families with lower incomes to find housing in Town.

Project Benefit:

To support LexHAB with its acquisition of two units, for which the Town will receive affordable housing deed restrictions. These two units increase the Town's ability to meet the housing needs of families with lower incomes and is an objective noted in the Town's Comprehensive Plan.

Funding Request: The funding request for this project is \$695,000. This request includes \$295,000 for 142 Emerson Gardens and \$400,000 for 454 Marrett Road. LexHAB has covered interest, closing and rehabilitation costs for both units which amounts to approximately \$87,615.

ARTICLE 8 (g)

Project:	Archives and Records Management/Conservation
CPA Category:	Historic Resources
Amount Requested:	\$150,000
Amount Recommended:	\$150,000
CPC Vote:	(9-0)

Project Description:

This is year 3 of an anticipated 5-year request for conservation and preservation of historic municipal documents and records. This project addresses the Town's need to protect and secure the vital records created by municipal departments for proper retention, archiving and perpetual access. Years of records generated by departments require microfilming, scanning and conservation/preservation. Work to be completed during a 5-year project will provide the basis for virtual exhibits as we celebrate the 300th anniversary of Lexington's incorporation. An annual request of \$150,000, deemed eligible for CPA funding, is made for contractual services, equipment, and archival materials required for the completion of records treatment, filming, information/data migration and digitization. The main vault at Cary Hall, enhanced with moveable shelving, fire protection, and climate control (work funded by the CPA), has been established as a core facility for proper retention, retrieval and permanent archiving of valuable permanent and historic information.

Project Goals and Objectives:

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

Project Benefit:

A large majority of the Town's historical records has been neglected over time. Volumes of records have been created and exist, with little or no security provisions, only in hard copy. The proper retention and archival storage environments have been completed in the Cary Memorial Building. While reorganizing and documenting records to be archived, the time is right to complete microfilming, digitization and conservation measures to provide for access, reference/use and permanent retention. Annual funding request of \$150,000 will be allocated to conservation/preservation, equipment/supplies, and microfilming/digitization, consulting services and computerization/data migration. The preservation and conservation of permanent records for archiving creates the basis for documenting Lexington's history for the future.

Funding Request:

The funding request for this project is \$150,000.

ARTICLE 8 (h)

Project:	Cary Library Preservation Project - Archives
CPA Category:	Historic Resources
Amount Requested:	\$100,000
Amount recommended:	\$100,000
CPC Vote:	(8-0-1)

Project Description:

The Library seeks to build a secure, climate-controlled, fireproof vault in an existing storage room to protect and preserve valuable Lexington-related historic materials, especially the Worthen Collection. While the Town has taken steps to secure its municipal records, the Library still has volumes of unprotected historic documents in its collection. A climate controlled vault would ensure long-term preservation of these valuable Library documents.

Project Goals and Objectives:

Plans for the renovated 2004 Library building included a secure, climate-controlled environment to house all historic collections. This vault was eventually eliminated from the building project due to budgetary reasons. However, based on recommendations from a FY 2008 LSTA (Library Services and Technology Act) Grant Funded Preservation Survey Report (November, 2008) and actions identified in the Cary Memorial Library Preservation Action Plan (October, 2009), the Library needs this secure, climate-controlled environment to protect and preserve its historic materials. These materials are currently housed in three historic rooms on the main floor where temperature and humidity levels are inconsistent.

Project Benefit:

Lexington is a community rich in history. The Library serves as a steward for several local history collections, most notably the irreplaceable Worthen Collection, an archive of research materials on the history of Lexington. Proper storage is necessary for long term preservation of these materials. For further protection, programs such as digitization are being developed to provide alternate sources of access to many of the items.

Funding Request:

This request is for \$100,000. \$10,000 of this amount represents design costs and \$90,000 represents construction costs. The total cost is an estimate based on a similar project that has been recently completed in the Cary Memorial Building.

ARTICLE 8 (i)

Project:	Cary Memorial Building – Improvements/Upgrades - Study
CPA Category:	Historic Resources
Amount Requested:	\$60,000
Amount Recommended:	\$60,000
CPC Vote:	(7-2)

Project Description:

This project is requesting funds to study Cary Memorial Hall and Building as a public meeting and venue space after its recent use as a temporary library and storage area for building maintenance. This project recommends a study be performed to develop a plan and cost estimates that will identify needed upgrades and restoration opportunities to improve the functionality of the building for performers and exhibitors as well as its use as a public meeting space. The study will also examine ways to improve accessibility.

Project Goals and Objectives:

The goal of the project is to perform a comprehensive review of the building, building systems, code review, and a theatrical review resulting in a comprehensive report of recommendations and costs.

Project Benefit:

The Cary Memorial Building was constructed in 1927. Accessibility improvements were implemented in 1985 and a renovation was implemented in 2000 for temporary library use. 2007 Town Meeting authorized \$147,130 in CPA funds for Cary Memorial Building improvements, which included \$80,000 to perform a variety of studies on the building. A \$7,500 feasibility study was first done to see if Cary Hall could be a performance center but it was not economically feasible to proceed, so the remaining \$72,500 study money was not spent. \$3,196 was spent on blackout curtains and \$57,561 for stage extensions and lighting over the stage extensions. \$78,873 was not expended from the CPA fund, due to the study's conclusion.

Detailed drawings from 1927 show the spaces that were designed in support of performances in the Hall. Over the years, the cloak room, the scenery dock, the dressing rooms, the ticket booths, the exhibition hall, and the smoking room have all been converted to other uses. The stage area, including lighting and the stage, also needs to be studied to ensure its functionality for all of the performing arts. In addition, the restrooms need updating and improvements to accessibility should be investigated. Many of the uses of the Hall are video taped and/or broadcast over cable television. The HVAC system is often turned off during these performances so that "noise" from the system does not interfere with the taping and broadcast. The study will include evaluation of the mechanical systems to determine how to eliminate this conflict.

Funding Request:

This project is requesting \$60,000 in CPA funds to perform a study by an architect with expertise in historic structures who will utilize sub-consultants for other disciplines to assess needed upgrades to the building. It is likely that this study will be followed in subsequent years with a CPA funding request

ARTICLE 8 (j)

Project:	Cary Memorial Building Signage
CPA Category:	Historic Resources
Amount Requested:	\$25,000
Amount Recommended:	\$25,000
CPC Vote:	(6-3)

Project Description:

This project is to install approximately 20 professional signs that provide directional information to guide visitors to the Cary Memorial Building. Signage will be attractive, consistent, and appropriate for the historical character of the building.

Interior signage will include building directories on front lobby pillars and ADA-compliant room signs. These signs will provide directions from the front lobby to the elevator and to the appropriate stairway to access individual rooms. Interior signs will be of similar design to the signs installed in the Town Office Building in the spring of 2009, with removable strips so maintenance staff can change signs to reflect space use changes.

- Exterior signage will include identification signs on all three buildings: Police Station, Cary Memorial Building, and Town Office Building. These signs will provide each building's name and street address. A post-mounted "campus" sign identifying the three buildings and accessible parking locations will be installed at the entrance to the semicircle driveway. Building identification signs and the campus sign will be fabricated with exterior grade materials, and the campus sign will be lighted in the evening.

Project Goals and Objectives:

- To minimize the confusion experienced by people looking for a performance venue, office, or meeting room by clearly identifying the three brick buildings on the semicircle drive.
- To efficiently and effectively direct visitors within the Cary Memorial Building.

Project Benefit:

Public use of the historic Cary Memorial Building has increased significantly since its recent renovation, consistent with its historic function as community activity space. Performing groups frequently use Cary Hall, recreation programs use the ground floor spaces, and boards and committees use the four accessible meeting rooms. Currently, there is virtually no directional signage for people entering the front lobby, which causes confusion for people attending public meetings or programs.

Exterior signage for the three brick buildings sharing the semicircular driveway is long overdue because at present the only identification on the buildings is gold lettering on the frieze at the top of the building facades. The public frequently confuses Cary Hall and the Town Office Building, and people who are looking for a Town office or department are unsure which building to enter. The "campus" sign will give drivers entering the semi-circular driveway the building locations and information about accessible parking.

Funding Request:

\$25,000 is requested for fabrication, delivery and installation of approximately 20 signs at the Cary Memorial Building.

ARTICLE 8 (k)

Project:	Municipal Building Envelope
CPA Category:	Historic Resources
Amount Requested:	\$73,000
Amount Recommended:	\$73,000
CPC Vote:	(9-0)

Project Description:

The Department of Public Facilities is requesting \$73,000 in CPA funds to perform extraordinary repairs at the Town Office Building and Cary Memorial Building. In addition to the extraordinary repairs, a Massachusetts Historical Commission Inventory Form "B" will be completed for both buildings.

Project Goals and Objectives:

1. Cary Memorial Building (\$27,000) - Replace 1,350 square feet of built-up flat roof. The replacement of these two roofs is part of the Public Facilities roofing Master Plan. The two roofs are over the east and west front stairwells.
2. Cary Memorial Building (\$20,000) - Restore ornamental fans at the intersection of the architrave and the stairwell roofs. One ornamental fan is in storage and the second will be reconstructed to match the original. Original paint colors will also be restored.
3. Town Office Building (\$22,000) - Replace three copper valleys. These copper valleys were observed to need replacement during the extraordinary repair of the roof during the summer of 2009.
4. Services of an Architect (\$4,000) - that specializes in Historic Structures to fully document the Town Office Building and Cary Memorial Building as per Massachusetts Historical Commission Inventory Form "B".

Project Benefit:

2008 Town Meeting authorized \$95,000 in CPA funds and \$30,000 from the tax levy to implement building envelope extraordinary repairs (copper ridge vents, gutters, downspouts) and painting of the Town Office Complex. During the implementation of the project during the summer of 2009, Public Facilities identified additional work to be performed that exceeded the original scope. This additional scope includes three copper valleys on the Town Office Building slate roof and restoring elements of Cary Memorial Building that had been eliminated during previous repairs. This restoration work will include restoring original building details that will enhance the appearance of the Town Office Complex.

Funding Request:

The total funding request for this project is \$73,000 and is estimated as shown above (See numbers 1 - 4). This CPA appropriation of \$73,000 will be augmented by an additional amount of \$161,534, which is to be funded from the tax levy under Article 16(h). The total appropriation for this project is therefore \$234,534.

ARTICLE 8 (I)

Project:	Town Office Building Renovation
CPA Category:	Historic Resources
Amount Requested:	\$1,823,881
Amount Recommended:	\$1,500,000
CPC Vote:	(6-3)

Project Description:

The Town Office Building was built in 1927 and the rear wing was added in 1971. The relocation of the Department of Public Works/Engineering Division to the new Public Services Building represents the most significant shift of offices in the Town Hall for nearly 40 years and provides an opportunity to address a number of code and space allocation issues within this building.

In 2008, Annual Town Meeting approved \$80,000 for a space programming and design study through construction documents and \$30,000 in supplemental funds at the 2009 Annual Town Meeting. The architectural firm of Bargmann, Hendrie and Archetype (BH+A) is working to conduct the architectural and engineering portion of this work. To date, the code evaluation and programming of space needs and building use work has been completed. Town staff has worked with the architects and with the Town Manager's Office, and a preferred design concept has been determined. This FY 2011 CPC request will lead to the implementation of the preferred design and the ultimate completion of renovations to the Town Office Building.

Project Goals and Objectives:

- To improve accessibility in keeping with ADA standards and code compliance (65% of project costs).
 - All entrances will be handicapped accessible.
 - Accessible ADA restrooms will be available on all levels.
 - All customer service/transaction counters will be made ADA accessible.
 - Railings and doorways will be upgraded to comply with ADA standards.
 - Life-safety fire suppression systems will be expanded.
- Limited changes will be incorporated to department adjacencies to foster a more efficient working environment, (35% of project costs).
 - To provide better space planning and improved ability to respond to impending changes in records storage requirement laws.

Project Benefit:

The benefit will be an ADA and code compliant Town Office Building with improved efficiency and effectiveness for serving the customers and staff, thus ensuring that the building remains fully functional for its intended use.

Funding Request:

The funding request for the project was \$1,823,881, based upon design and cost estimates submitted to the CPC in early March. The CPC voted on March 22ⁿ, to fund \$1,500,000 of the funding request.

ARTICLE 8 (m)

Project:	Cary Memorial Building/TOB HVAC Controls Upgrade
CPA Category:	Historic Resources
Amount Requested:	\$35,000
Amount Recommended:	\$35,000
CPC Vote:	(9-0)

Project Description:

The Department of Public Facilities is requesting \$35,000 in CPA funds to perform extraordinary repairs at the Town Office Building and Cary Memorial Building to upgrade existing pneumatic controls to digital controls and to add new valves, thermostats and software to enable more efficient operation of the HVAC system.

Project Goals and Objectives:

The goals and objectives of this project include installing digital temperature controls in the Cary Memorial Building that will enable schedules to be developed to control space temperatures that coincide with scheduled occupancies. In addition, digital thermostats and automatic control valves will also be installed at Cary Memorial Building to control individual spaces to Lexington Energy Use Guidelines. The final objective is to integrate the digital controls for the Town Office Building with the new digital controls for the Cary Memorial Building in order to operate the heating and cooling plant in Cary Memorial Building, (which serves both buildings), more efficiently.

Project Benefit:

The existing Cary Memorial Building pneumatic temperature controls and manually operated zone valves inhibit efficient operation of the heating and cooling system, resulting in poor occupant comfort. The proposed improvements to the system will result in improved temperature control for public uses of the building and in reduced energy costs of approximately \$5,000 annually.

Funding Request:

The project requests \$35,000 in CPA funds to be used to implement digital HVAC controls, thermostats, automated zone valves, and software for improved HVAC operation.

ARTICLE 8 (n)

Project:	Police Station Ventilation System
CPA Category:	Historic Resources
Amount Requested:	\$31,700
Amount Recommended:	\$31,700
CPC Vote:	(6-3)

Project Description:

This project is requesting funds to replace the Police Station lower level ventilation unit with a higher rated fan and motor to achieve required ventilation. The existing unit is undersized and cannot deliver design airflows. As a result, the lower level, including holding cells, is not being adequately ventilated, resulting in insufficient fresh air and odor control. In addition, air conditioning will be installed to control relative humidity levels in the summer months. This project will also include an update of the Massachusetts Historical Commission Inventory Form "B".

Project Goals and Objectives:

Police Station audits have reported that the ventilation of the holding cells is inadequate. The goal of the project is to achieve design flow rates.

Project Benefit:

The existing unit cannot deliver required airflow due to the pressure drop of the installed ductwork. The new fan and motor will be rated to operate with the installed ductwork and achieve design airflow. The existing system was installed in 1994; during the past fifteen years, the failure of the system to adequately vent the cell-block has been an impediment to operations and an unhealthy condition for detainees. This lack of air flow must be corrected. Outside air is heated when necessary, but not cooled. During summer months, lack of air conditioning allows saturated air to condense on cool, sub grade surfaces.

Funding Request:

The project requests \$31,700 in CPA funds to be used to implement extraordinary repairs to the Police Station's lower level HVAC and to update the Massachusetts Historical Commission Inventory Form "B".

ARTICLE 8 (o)

Project:	Muzzey Senior Center Improvement Study
CPA Category:	Historic Resources
Amount Requested:	\$45,100
Amount Recommended:	\$45,100
CPC Vote:	(7-2)

Project Description:

This project requests funding to address critical building improvements needed in the areas of life safety, accessibility and programming space at the Lexington Senior Center, located at the Muzzey Condominium at 1475 Massachusetts Avenue. The project will be implemented in two phases, the first being this FY 2011 request for design development funds, and the second for a FY 2012 request for building funds, currently estimated at \$251,600. The current Muzzey Senior Center space does not meet the standards of the MAAB (Massachusetts Architectural Access Board) and presents unsafe conditions for users of the space. Included in the design project would be the:

- Redesign of communicating staircase and installation of a wheelchair lift
- Replacement of the HVAC system.
- Redesign of the program spaces for expansion, improve lighting and signage.
- Correction of all violations of MAAB, including enclosing exposed steel beams.

The above issues have been identified and described in two studies: (1) TBA Architects, Inc., Waltham, MA, April 9, 2008: Envelope and Systems Analysis of the Muzzey Condominium, and (2) Bargmann Hendrie + Archetype, Inc., Boston, MA, 2008: Muzzey Senior Center and White House Conceptual and Feasibility Study.

Project Goals and Objectives:

- Eliminate unsafe stairway conditions and provide handicapped access to both levels of the Muzzey Senior Center.
- Provide an energy efficient space for Senior Center participants and staff.
- Bring Muzzey Senior Center into compliance with fire safety codes.

Project Benefit:

The redesign of the communicating staircase will benefit users of the Muzzey Senior Center by providing safe access to both levels and will enlarge usable program space. A new HVAC system will not only improve comfort but will result in a reduction in energy costs. Compliance with the fire code will benefit the safety of seniors, residents and firefighters and decrease property damage in the event of a fire.

Funding Request:

The request for the initial phase of this project is \$45,100 to fund a design development study.

ARTICLE 8 (p)

Project:	White House Historic Structure Report
CPA Category:	Historic Resources
Amount Requested:	\$18,000
Amount Recommended:	\$18,000
CPC Vote:	(6-3)

Project Description:

This project requests \$18,000 in Community Preservation Act funds to prepare a limited Historic Structure Report (HSR) for the "White House" at 1557 Massachusetts Avenue. The first step will require hiring a historic preservation architectural firm who will prepare a history of the property, construction history, evaluation of architectural significance, existing conditions report, and proposed work for building stabilization. (Historic Structure Reports which provide valuable information on the historic fabric of a building have been completed for the Stone Building, Hancock-Clarke House, and the Munroe Tavern.)

Project Goals and Objectives:

The goal of the project is to prepare a limited HSR to identify the significant historic attributes of the "White House", and through a public process, to determine the elements of the structure that require stabilization and protection while the future use of the building and site is determined.

Project Benefit:

Renovation and maintenance of the "White House" has been deferred for many years. The building, located at the entrance to the business district, is in significant disrepair.

Studies have been conducted previously, for the School Department and for the Council on Aging, to determine if the building and site could be renovated and developed to meet their program needs. Neither of these projects has proceeded beyond the study phase. These studies served their purpose in developing options to renovate the building for a specific purpose (program) and to inform the public of these options and costs.

The HSR will study the building and its history to inform the community and assist in determining the type of necessary maintenance and stabilization that is warranted. These costs will likely be presented for FY 2012 CPA funding. The HSR will also be a planning document for future programming efforts.

Funding Request:

The project requests \$18,000 in CPA funds to prepare the limited HSR report.

ARTICLE 8 (q)

Project:	Stone Building Exterior Stabilization
CPA Category:	Historic Resources
Amount Requested:	\$202,933
Amount Recommended:	\$202,933
CPC Vote:	(9-0)

Project Description:

This project is requesting funds to stabilize the Stone Building. A Historic Structure Report (HSR) was completed by Menders, Torrey, and Spencer during the summer of 2009. The HSR recommended immediate stabilization work, winterization of the building, which was completed in the fall of 2009 for approximately \$12,000 and \$40,000 was used to complete an HSR. The HSR detailed additional necessary, exterior stabilization work which includes a new roof, gutters, removal of aluminum siding, repair and painting of wood siding, and re-glazing of windows. This necessary, exterior stabilization work should be completed during the summer of 2010 and will cost \$202,933. During 2009 ATM, Town Meeting authorized \$180,000 in CPA funds for FY 2010 to perform the work outlined in the HSR needed to stabilize the building. However, after the HSR was completed, it was determined that \$202,933 was needed to complete the exterior work on the building. **Therefore, approximately \$128,000 of the FY 2010 authorization has not been spent and will be returned to the CPA fund, so the net cost to the Community Preservation Fund (CPF) is approximately \$75,000.**

Project Goals and Objectives:

The goal of the project is to stabilize the building envelope and protect this historic structure while the future use of the building is determined.

Project Benefit:

The 2009 HSR report recommended that if the Town should decide to defer renovation and redevelopment of the Stone Building beyond the summer of 2010, then the building should be stabilized in 2010 to prevent the potential of water damage from leaks in the building envelope. Although the plan to utilize the Stone Building as a Heritage Collaborative is still in development, the value of stabilizing the building exterior at this time will not be lost in future construction/renovation should the Town decide to renovate the building interior and add an addition on the back of the building. Deferring the stabilization increases the risk of damage to the building from leaks in the building envelope and delays the opportunity to improve the aesthetics of the structure for the surrounding neighborhood.

Funding Request:

This project requests \$202,933 in CPA funds to complete the building envelope stabilization. This funding request includes \$2,000 to update the Massachusetts Historical Commission Inventory Form "B".

ARTICLE 8 (r)

Project:	Munroe Tavern Capital Improvements
CPA Category:	Historic Resources
Amount Requested:	\$400,000
Amount Recommended:	up to \$400,000
CPC Vote:	(8-1)

Project Description:

In 2009, with the assistance of Community Preservation Act funds, the Lexington Historical Society undertook a Historic Structure Report and Building Needs Assessment of the Munroe Tavern, one of the most significant historic structures in Lexington. Based on the Building Needs Assessment, the Society has developed a plan for the restoration and renovation of the Munroe Tavern within its existing footprint. This will include:

- Repairs and restoration of the historic fabric, including the restoration of the Colonial fireplace, covered over in 1860, and recently rediscovered;
- Renovation of under utilized space to create a museum room that will accommodate visitor reception and school groups;
- Installation of a public restroom;
- Handicapped accessibility to the both the first and second floors of the structure;
- Systems replacement and upgrading, including the provision of heat for the first time to the house museum, climate control to protect artifacts, complete re-wiring of the house, and replacement of the 90-year-old sprinkler system;
- Augmentation of current collections storage with a basement level facility and a second floor addition over the museum room.

Project Goals and Objectives:

The goals and objectives of this project are to:

- Provide adequate visitor facilities;
- Provide handicapped accessibility to both floors of the house, so all visitors can experience the entire tour;
- Create a comfortable environment that accommodates school groups;
- Re-capture historic features, including the Colonial kitchen fireplace and the foundations of the old Masonic Hall, and repair and replace historic fabric;
- Update outdated and unsafe systems;
- Create an expanded collections storage facility with museum-quality climate-control.

Project Benefit:

This project meets virtually all of the “Category Specific Criteria” for historical projects under the Lexington CPA guidelines. Munroe Tavern is one of the community’s most significant historic structures, the anchor of the Munroe Tavern Historic District, and is on the Federal and State Registers of Historic Places. The Tavern is visited by thousands annually, and visitation is growing. The Lexington Historical Society has a long history of providing permanent protection for the Town’s historic resources.

Funding Request:

The funding request for this project is for an amount up to \$400,000, or half of the total cost of project, currently estimated at \$820,054. The balance of the funding will be raised by the Historical Society.

ARTICLE 8 (s)

Project:	Comprehensive Cultural Resources Survey of Lexington – Supplemental Appropriation
CPA Category:	Historic Resources
Amount Requested:	\$5,300
Amount Recommended:	\$5,300
CPC Vote:	(9-0)

Project Description:

In FY 2007, Town Meeting approved a \$90,000 grant to the Lexington Historical Commission (LHC) to complete, consolidate and organize in a resident-friendly form the architectural and historical information about Lexington's important cultural resources. This project is now in its final stages, with much of the information completed and posted on the Town website. The final phase will entail completion and submission of a nomination form requested by the Massachusetts Historical Commission (MHC) to list Lexington's Mid-Century Modern Neighborhoods and Houses on the National Register of Historic Places. The MHC has invited the Lexington Historical Commission to apply for a \$15,000 grant to complete this nomination; this CPA grant of \$5,300, together with \$4,875 in unspent funds from the earlier phases of the project, will provide the required 40% match. (The additional \$175 is to cover advertising for a qualified consultant in accordance with public bidding requirements.) The Lexington Historical Commission received notice that the \$15,000 MHC grant was awarded on March 10, 2010, contingent upon receiving CPA matching funds.

Project Goals and Objectives:

The original project's goals included the identification and prioritization of incomplete or undocumented buildings; the establishment of a uniform and comprehensive record of these properties; and the consolidation of the survey information into a format that would be easily available to Lexington residents as an important reference source. This supplemental project would acknowledge Lexington's role in the Mid Century Modern movement by further documenting the number and variety of Lexington's modern residential subdivisions and the pioneering model that developments such as Moon Hill and Peacock Farm represented in the post-War housing boom. The additional research and documentation would be synthesized in a nomination form for the National Register of Historic Places. One neighborhood, and a limited number of individual homes, would be highlighted, with the possibility of later supplementation with other Modernist neighborhoods and homes. **In all cases, neighborhoods and individual buildings would *only* be included with the consent of the homeowners.**

Project Benefit:

Structures of the recent past – Moon Hill, Five Fields and the Peacock Farm enclaves throughout Town, among others – have enhanced Lexington's diverse architectural heritage for over half a century. The existence of a comprehensive guide to Lexington Mid Century Modern architecture and neighborhoods will educate members of the community about these important resources and complement the Town's vision for the quality of life of its residents and the diversity of its resources.

Funding Request:

This project requests \$5,300 in supplemental funds.

ARTICLE 8 (t)

Project:	Battle Green Master Plan - Study
CPA Category:	Historic Resources
Amount Requested:	\$25,000
Amount Recommended:	\$25,000
CPC Vote:	(8-1)

Project Description:

A study of the Battle Green funded by the Massachusetts Department of Environmental Management, as part of their “Town Commons Preservation Initiative”, stated in 2001 that, “in addition to being a central public open space for town, the Battle Green is a national shrine, an important historical marker from the beginning of our nation.” Among the 26 places the DEM assessed, Lexington was unique in that it “serves a local and a national purpose.” The main issue identified in the study was the appropriate use of the Battle Green, and the highest priority was “interpreting the site in a coherent, legible and consistent manner.” While some progress has been made conserving the monument and Statue, by and large the recommendations contained in this report have not been addressed. The report concluded that the “lack of a broad-based coordinated stewardship of the site creates ‘turf wars,’ [and] fractures approach” to stewardship of the site. The two solutions proposed by the study were to create a comprehensive planning effort, and to identify an oversight committee with authority to coordinate all decisions and integrate community viewpoints.

In 2008, the Selectmen authorized the Tourism Committee to conduct a broadly inclusive process to develop a Master Plan for the Battle Green. For the last year the Battle Green Master Plan Committee has been inviting feedback from various organizations, business forums and citizens groups throughout the Town. However, it has become clear through this process that a professional consultant with historic landscape experience is needed to guide the master planning process and bring the Master Plan to completion. This CPA request would provide funds to engage such a consultant.

Project Goals and Objectives:

- Create Master Plan with immediate, intermediate, and long-term visions based on broad community input.
 - Define the Battle Green Area, what it should look like in 50 years, and its allowable uses.
 - Develop guidelines for making informed decisions for design standards, traffic flow, and parking
 - Update rules and regulations for approval.
- Develop an annotated bibliography of all prior reports/resources on the Battle Green.
- Identify a public-private funding strategy to implement the plan.
- Put in place a stewardship structure/oversight committee to ensure the plan is followed.

Project Benefit:

Creating a Master Plan will ensure that we preserve the Battle Green for future generations of Lexington residents and for those who view it as a national treasure.

Funding Request:

The funding requested for this project is \$25,000, which includes a 10% contingency.

ARTICLE 8 (u)

Request:	Busa Farm Debt Service
CPA Category:	Undesignated Fund Balance
Amount Requested:	\$2,562,100
Amount Recommended:	\$2,562,100
CPC Vote:	(9-0)

Background:

Under Article 6 at Special Town Meeting in 2009, voters approved the acquisition of the Busa Farm on Lowell Street. The motion for this acquisition (1) authorized the Treasurer to borrow \$4,197,000 for the purchase of the land, (2) appropriated \$98,000 from Undesignated Fund Balance of the Community Preservation Fund for debt service and related borrowing costs, and (3) authorized the Selectmen to lease all or part of the land for the next three years.

Funding:

To fund this acquisition, the Town issued a three-year bond for \$4,197,000 in February of 2010. The first year of debt service (payment of principal and interest) will fall in fiscal year 2011 in the amount of \$2,562,100. In fiscal years 2012 and 2013, debt service will be \$974,600 and \$930,300, respectively. Requests for funds to finance FY 2012 and FY 2013 will appear in the CPC Report for the next two years until the bond is paid off.

As noted above, Article 6 of the 2009 Special Town Meeting specified that \$98,000 be appropriated for debt service costs. A portion of this amount was for anticipated debt service on short term borrowing as well as for short and long-term financing issuance costs. Due to delays in the purchase of the property, it was determined that short-term financing was not needed. Further, it was determined that the \$98,000 was not needed to cover the Busa portion of the issuance costs. The Busa bond was a portion of a \$10,447,000 Town bond that was sold successfully at a \$608,123 premium plus interest. The Town plans to use part of that premium and interest to cover the bond-issuance costs in total. Therefore, the \$98,000 voted on at the 2009 Special Town Meeting will be returned to the Undesignated Fund Balance of the Community Preservation Fund.

An update on the status of the Busa Farm project is given under “Status Report on FY 2010 CPA Projects” later in this report.

ARTICLE 8 (v)

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

Background:

According to the Community Preservation Act, up to 5% of annual CPA surcharge and State matching funds may be spent on the operation and administration 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. At 5%, a maximum of \$204,735 of annual revenue in FY 2011 could be authorized for this purpose. At this time, however, the CPC is requesting an appropriation of only \$150,000 for FY 2011. This money will be used to fund our part-time Administrative Assistant, to pay membership dues to the non-profit Community Preservation Coalition, to cover administrative expenses, to cover legal and miscellaneous expenses related to CPA-sponsored projects, and to pay for land planning and legal fees for open space proposed to be acquired using Community Preservation Funds.

The CPC's part-time Administrative Assistant tracks and monitors all Town Meeting approved and CPA sponsored projects; monitors draw-downs and financial transactions in conjunction with the Finance Office; drafts and updates CPA reports and correspondence; oversees the annual CPA project application process; posts meetings and schedules public forums; takes minutes of the CPC public hearings; works with the Assessor's Office to obtain surcharge abatement data needed for State reporting purposes; communicates with project applicants; and assists the CPC and others, as needed, with all CPA related activities and agreements. The FY 2011 three-day a week salary cost for the administrative position totals \$ 39,851 with benefits.

Membership dues, which are \$7,500, are paid to the Community Preservation Coalition. The Community Preservation Coalition, a non-profit statewide organization, responds to questions, provides CPA news and information to participating communities, and engages in legislative advocacy and lobbying work to improve the effectiveness of the Act. The Coalition also helps to defend the CPA Trust Fund and works to defeat bills that propose non-constructive CPA amendments. Their web site is www.communitypreservation.org.

In FY 2011, the Committee anticipates incurring legal fees for the review of its projects, the drafting of conservation and deed restrictions, the drafting of grant agreements for historic and affordable housing projects and legal advice in light of changes and/or challenges to the CPA statute.

The Committee has designated \$50,000 of its administrative budget for the planning, conceptual plan development, legal, survey and appraisal work associated with the acquisition of open space. Such funds enable the Conservation Division to act in a timely fashion to complete the due diligence required to prepare for a land acquisition.

Funding Request:

The CPC requests \$150,000 for administrative expenses. Note: according to the Department of Revenue, funds appropriated for administrative expenses but not spent in a given fiscal year revert to the CPA Undesignated Fund Balance on June 30. Those funds can then be appropriated from the Undesignated Fund Balance in subsequent years for any other CPA purpose.

ARTICLE 9

Request:	Land Acquisition
CPA Category:	Open Space
Amount Requested:	\$3,857,000 (<i>subject to final negotiations</i>)
Amount Recommended:	(pending)
CPC Vote:	(pending)

Project Description:

This project requests funding under Article 9 for the purchase of a portion of a parcel of land and its associated due diligence and land planning costs. The costs for this acquisition break down as follows: acquisition - \$3,800,000; survey/legal/assessment - \$32,000; land management planning and implementation - \$25,000. The total of \$3,857,000 covers all anticipated costs for this project. The acquisition price for this parcel is below the appraised value of the property (\$4,400,000).

The parcel of land at 121 Marrett Road, commonly known as the “Cotton Farm” is a 10.2-acre parcel, located on the north side of Marrett Road and west of Tricorne Road. It is abutted to the north and west by the Upper Vine Brook Conservation Area. It is listed in the 2006 Lexington Reconnaissance Report for the Massachusetts Heritage Landscape Inventory Program as desirable for preservation to create a link to an important open space corridor in the eastern part of Lexington. The property is attractive, scenic, high quality upland along the edge of the Upper Vine Brook Conservation Area, with grassy field, orchard and oak woods. It is an important link between Dunback Meadow and the upland at Upper Vine Brook. It makes possible a trail linking the two, enabling one to walk from the Bowman School neighborhood all the way to Highland Avenue on Munroe Hill, and then into Lexington Center.

This project consists of purchasing an approximate 4.2 acre portion of the property offering the greatest conservation value, the western portion of the property, to the west of lot 93 from Marrett Road northerly to the edge of lot 90C. In addition, the Town will acquire at no additional cost the following: a deed restriction prohibiting structures except for a roadway and utilities on the remaining Marrett Road frontage to the east of lot 93; a deed restriction on the number of houses that can be constructed on 4 acres of back land; and a 14.5 acre lot on Hartwell Avenue (Map 80, Lot 2) which abutting conservation land, including the recent Goodwin parcel purchase.

Project Goals and Objectives:

- Acquire property that is contiguous to existing Town conservation land;
- Preserve and protect attractive, scenic, upland with grassy field, orchard and oak woods;
- Increase passive recreational opportunities for visitors to Upper Vine Brook Conservation Area,
- Create an important link between Dunback Meadow Conservation Area and the upland at Upper Vine Brook.

Project Benefit:

The purchase will benefit Lexington by preserving additional high quality upland open space, promoting passive recreational activities, and creating an important link between existing Town conservation land. Protecting the property in perpetuity will benefit the Town’s residents, wildlife, and waterways by conserving an additional 4.2 acres of open space.

Funding Request:

The project is requesting a total of \$3,857,000 in CPA funds from the open space reserve for 4.2 acres of land.

Status Report on FY 2010 CPA Projects

Center Playfields Drainage Study

This project was initially funded by Annual Town Meeting in 2007 for \$40,000. Under that appropriation, Tutela Engineering completed the first phase of a drainage study of the Center Playfields area and issued their report in January, 2009. Their total estimated project cost was \$3,625,000. Based on their report, a subsequent appropriation was sought at ATM 2009 to develop mitigation solutions and costs for implementation. This appropriation was approved at 2009 Annual Town Meeting for \$70,000 and Stantec, an engineering firm, was contracted to develop proposed mitigation measures and put together a cost estimate. Stantec has completed their work and has submitted a final report, which identifies the necessary drainage mitigation for the Center Playfields (at a lower cost than anticipated by Tutela). These recommendations are the basis for a phased budget request currently before the CPC for FY 2011. Phase I is estimated at \$875,173; the estimated cost for the three-phase project is \$2,056,503.

Storm Water Mitigation at the Old Reservoir and Marrett Road

At Town Meeting in 2008, \$55,000 was approved for: (1) reconstruction of the gate control structure and (2) the dredging of the large existing retention basin at the Old Reservoir. The reconstruction work, which is the first phase of this project, has been completed. The second phase, the dredging work, was delayed and will be undertaken with a \$569,000 storm water mitigation project approved for FY 2010. The Town's Engineering Division is negotiating with the Louis Berger Group (who did the initial report) for bidding and construction administration. Once the Engineering Department has a contract, they will proceed with both the detention basin dredging and the larger stormwater mitigation project.

Pond Drainage Improvements to Pine Meadows Golf Course

At the Annual Town Meeting in 2009, voters appropriated \$200,000 for the remediation of drainage issues at the Pine Meadows Golf Course. As the first step in this project, the Town's Engineering Division issued an RFP for qualified engineers to develop engineering plans and specifications for the pond/drainage improvements. A contract was awarded to Hoyle, Tanner and Associates, Inc. for this work, for \$35,500. They will begin their work this spring. Once they have developed the necessary drainage plans and specifications, the construction aspect of the job will go out to bid, and a contract will be awarded.

Archives and Records Management/Records Conservation

This project is in its second year of an anticipated 5-year process. Document digitization continues for year 1 projects, with year 2 project treatments underway. Initial estimates received for the first phase of year 2 items have provided a solid basis for identifying the number of Assessor's volumes that can be scheduled within year 2. Conservation and preservation needs for the Assessor's volumes are anticipated to exceed the \$150,000 appropriation. The project will be limited to available funding, with the remaining Assessor's volumes brought forward for year 3 projects if funding is authorized.

Town Office Building Renovation

The 2009 Annual Town Meeting appropriated \$30,000 to supplement the \$80,000 approved at 2008 Annual Town Meeting for the design phase of the Town Office Building Project. Under the initial appropriation in 2008, the architectural firm of Bargmann, Hendrie and Archetype (BH+A) was hired to prepare the study and design construction drawings for the Town Office Building renovation. After the programming of space needs and the building evaluation had been completed, it became apparent that a supplement would be needed to properly design the recommended scope. This project now continues under the 2009 appropriation.

The Town Manager's Office has met with staff to receive recommendations of preferred design concepts for consideration. The project includes accessibility improvements at all entrances, accessibility improvements at restrooms and transaction counters, extension of the fire suppression system into the 1971 portion of the building, and realignment of departments to increase efficiency. BH+A has prepared 75% construction cost estimates for the work, currently projected at \$1,823,881. The CPC voted on March 22nd, 2010 to fund \$1,500,000 of this work.

Police Station Space Needs Study

A space needs study of the Police Station was authorized by Annual Town Meeting in 2009 for \$45,000. The study will include: (1) a program of space needs, (2) building and site conditions assessment and systems evaluations, (3) historical evaluations and criteria, (4) a report on the LEED (Leadership in Energy and Environmental Design) opportunities with selected building design, (5) schematic design options, (6) design review, (7) recommended schematic design, (8) projected construction costs and project budget, and (9) a projected project schedule.

A contract for professional architectural services to complete the scope of work outlined above was awarded to the architectural firm of Donham & Sweeney Architects on February 19, 2010. A completed study and recommendations for the building and project are expected by the end of the summer of 2010.

Stone Building Renovation

At the 2009 Annual Town Meeting, voters appropriated \$180,000 for the preparation of a Historic Structure Report (HSR) and completion of exterior stabilization work for the Stone Building. The HSR was completed by Menders, Torrey and Spencer during the summer of 2009 at a cost of \$40,000. The HSR recommended immediate limited exterior stabilization work, which was completed in the fall of 2009 for the cost of \$12,000. The HSR also detailed additional exterior stabilization work that should be completed during the summer of 2010. This work includes a new roof and gutters, the removal of aluminum siding, the repair and painting of wood siding, and re-glazing of windows. **If completed in 2010, this work would not be duplicative of any future restoration work.**

While the exact use of the building has not yet been determined, it has been decided that the Stone Building will be utilized as a “Heritage Collaborative”. Preliminary thoughts from the committee formed to explore possible uses of the Heritage Collaborative include limited library use, meeting space, lecture hall, exhibit space, wireless research and historic resources.

With future interior use of the Stone Building in the preliminary stages, it is recommended that only exterior stabilization work take place. It is proposed that the remaining un-committed funds, approximately \$128,000, be returned to the CPA fund, in anticipation of seeking a FY 2011 appropriation for \$202,933 for exterior stabilization. Should Town Meeting approve the FY 2011 request, this FY 2010 project would be considered complete.

Fire Headquarters Renovation and Redesign

In 2008, Annual Town Meeting authorized \$40,000 to perform a study on the needs of the Fire Headquarters. This study has resulted in three options: (1) selective renovations costing \$3.3M, (2) the construction of an addition plus renovations costing \$8.1M, and (3) the construction of a new fire station costing \$10.2M. During public review of the options, it was determined that additional details were needed in order to make an informed decision. The 2009 Annual Town Meeting funded additional work in the schematic phase to conduct a more detailed evaluation of the three options and to allow for more public discussion and input on the various attributes of the plans. This 2009 appropriation totaled \$100,000, with \$70,300 funded from the General Fund and \$29,700 from CPA funds (for the historic portion of the project).

A contract for professional architectural services was awarded on February 19, 2009 to the architectural firm of Donham & Sweeney Architects. The design recommendations for the building are expected by the end of the summer of 2010.

Greeley Village Roof Replacement

At Annual Town Meeting in 2009, the Town approved \$320,828 for the replacement of 40-year old roofs on all 100 units of affordable housing at Greeley Village Apartments. The roofs will be replaced with LEED (Leadership in Energy and Environmental Design) shingles in order to conserve energy costs and stop water leakage. An architect has been hired for this project, and bidding documents are 95% complete. The job went out to bid in February 2010 and was awarded to Corolla Construction for the full \$320,828.

Munroe Tavern Historic Structure Report

In 2009, Annual Town Meeting voted to approve \$50,000 for a Historic Structure Report for the Munroe Tavern. This report has been finalized and the Lexington Historical Society's study of the Munroe Tavern is nearly complete. The Society has submitted the report to the CPC, and the Society's architect is finalizing construction plans and specifications. Based upon the information identified in the Historic Structure Report, the Society has applied for \$400,000 in FY 2011 CPA funding to help defray the estimated \$820,054 total cost of renovating the Munroe Tavern.

Purchase of Three Properties by LexHAB

At Town Meeting in 2009, voters approved \$845,000 to support LexHAB with its acquisition of four affordable housing units (three properties) for which the Town received affordable housing deed restrictions. The affordable housing restrictions are real property interests which the Town acquired in consideration for its appropriation of the CPA funds, and as an express requirement of section 12(a) of the CPA statute. The units were:

- **300 Woburn Street**, where an existing building was removed and a new three-bedroom dwelling constructed by the partnership between LexHAB, the Lexington Rotary Club and Minuteman Regional Vocational School. This home is nearly complete.
- **104 Emerson Gardens**, a one-bedroom unit, and
- **1001-1003 Massachusetts Avenue**, an existing duplex. The house has two 2-bedroom units, and has had the heating system and electric service upgraded. The windows in the duplex have also been replaced with approval of the Historic District Commission.

Selection of tenants for these units will be on a lottery basis to ensure their qualifications for and addition to the Town's Subsidized Housing List (the so-called 40B list). The selection plan has been approved by the Department of Housing and Community Development (DHCD) and marketing of the units commenced on February 1st, 2010.

Purchase of the Leary Parcel off Vine Street

The 2009 Annual Town Meeting voted \$2,763,100 in CPA funding for the purchase of a 14.2-acre parcel off Vine Street and its associated appraisal, surveying, site assessment, legal, land management, and historic structure evaluation costs. Per the authorization to purchase, the 14.2-acre lot was divided through the Approval Not Required process into two lots, a 13.49 acre lot for conservation purposes and a 30,022 square foot lot for affordable housing purposes. After completion of the survey, the site assessment and the Approval Not Required process, the Town closed on the two parcels on August 11, 2009, completing the purchase of the Leary parcel. In preparation for the next steps in the planning and design process for the affordable housing lot, a historic structure evaluation of the existing farm house has been completed, and the Conservation Commission is exploring installation of signage and the preparation of a land management plan.

Purchase of Land off Lowell Street (the Busa property)

In 2009, Special Town Meeting approved the \$4,197,000 purchase of the 7.93 acre Busa Farm property on Lowell Street and associated costs related to a master plan, site survey, legal work, and site assessment. The Town closed on the Busa property on December 2, 2009 and now officially owns the land. Prior to the closing, minor contamination was identified on the site and the owner completed all remediation as required by DEP regulations. This remediation effort was also monitored by a Licensed Site Professional retained by the Town. During the 2010 growing season, the land will continue to be farmed by Dennis Busa, under a lease agreement with the Town. The Board of Selectmen is planning to convene a committee to identify options for the future use of this land.

Status Report on FY 2009 CPA Projects

Survey and Define Affordable Housing Study - LexHAB and Lexington Housing Partnership

Annual Town Meeting in 2008 voted \$25,000 in CPA funds to survey homebuyer assistance projects in other Massachusetts communities and to develop a Statement of Objectives and Summary of Program Attributes that would work in Lexington. A consultant, Karen Sunnarborg, was hired and has completed and distributed a comprehensive report entitled “Affordable Homebuyer Assistance Programs – Survey of Other Massachusetts Municipal Programs”. (A copy of this comprehensive report is available at www.lexingtonhousingpartnership.org.) The Lexington Housing Partnership, LexHAB and their consultant, Karen Sunnarborg, have held a series of meetings and forums to discuss the concept of the Program and to obtain input. Feedback from local leaders on the Statement of Objectives was obtained in December, 2008, and at a subsequent meeting to discuss the potential homeownership initiative in May, 2009. A proposed program design and executive summary has been prepared and specific roles for LexHAB have been discussed. Once the final program details are defined, there will be meetings with the Board of Selectmen and the community, including Town committees. At these meetings, there will be an opportunity for discussion and final input into the program design. Funding committed to the project is sufficient to complete the planned study work.

Belfry Hill Tree Restoration Project

In 2008, Annual Town Meeting voted \$9,850 in CPA funds to hire a certified arborist and tree service to remove the infestation of Norway maples located on the north and northwest side of Belfry Hill and replace them with more widely spaced native trees, shrubs and erosion-resistant plants. Matthew R. Foti Landscape & Tree Service, Inc. (Foti) was hired to perform the Norway maple removal and native restoration planting at Belfry Hill. The Norway maples were removed in the fall of 2008 (at a cost of \$4,720), opening up the view between the Belfry Tower, the Town Green and the Buckman Tavern.

In the spring of 2009, Foti restored Belfry Hill with shade trees (white, red, chestnut and scarlet oaks, sugar maple, grey birch, and basswood), understory trees (common sassafras, Rosebay rhododendron, pagoda dogwood and witchhazel) and shrubs (Staghorn sumac and Coast leucothoe) at a cost of \$3,300 for a total of \$8,020 spent on the project to date. In the summer of 2009, the Tree Committee conducted four work days, removing unwanted Norway maple saplings and latent invasive plants from the site. The remaining funds of \$1,830 will be used to purchase and plant restoration seed mixes, groundcovers and related materials in the spring of 2010. These materials will be installed by the Tree Committee and volunteers to forestall reestablishment of the removed invasive species.

Reconstruction of the Gatehouse/Pond Dredging at the Old Reservoir

At the 2008 Town Meeting, \$55,000 was approved for reconstruction of the gate control structure and dredging of the existing retention basin. The reconstruction work has been completed, but the dredging work was delayed and will be undertaken with a storm water mitigation project, which was approved for FY 2010 (\$569,000). With regard to the reconstruction of the gatehouse, a contract was awarded in early spring to the Cali Corporation of Natick for rebuilding the gate structure at the Old Reservoir. The contract award was for \$17,900 with a \$5,000 contingency. The Town supplied the materials at an estimated cost of \$5,000. Cali Corporation completed the reconstruction of the gate control structure in the fall of 2009.

With respect to the mitigation work, the Town's Engineering Division is negotiating with the Louis Berger Group (who did the initial report) for bidding and construction administration. Once the Engineering Department has a contract, they will proceed with the proposed mitigation work in conjunction with the FY 2010 project.

Of the \$55,000 appropriated for the FY 2009 project, any unspent funds will be closed back to the Community Preservation Fund. This FY 2009 project is now considered complete.

Window Replacement at Vynebrooke Village

In 2008, Annual Town Meeting voted \$158,686 in CPA funds to install new windows at Vynebrooke Village to conserve energy costs and preserve the 48 affordable housing units at the complex. It is estimated that there will be a 10-30% energy savings by replacing the old aluminum and wood windows. The installation of the windows is now 98% complete. The only work necessary to complete the job is to caulk the windows from the outside, which will be done in warm weather in the spring of 2010.

Municipal Archive Records Management and Conservation

Annual Town Meeting voted \$150,000 in 2008 to fund this project, which is the second year of a five-year undertaking to conserve valuable Town records. Records conservation and microfilming of items identified in year 1 of the multi-year project has been substantially completed. There is a small balance reserved for digitization costs upon finalization and to address year 2 program needs as a supplement to FY 2010 funding.

Purchase of Three Condominium Units at Parker Manor

At its Annual Town Meeting in 2008, voters approved \$652,800 in CPA funding to support LexHAB with its acquisition of three affordable housing units for which the Town received affordable housing deed restrictions. The affordable housing restrictions are real property interests which the Town acquired in consideration for its appropriation of the CPA funds, and as an express requirement of section 12(a) of the CPA statute. The units, managed and owned by LexHAB, have since been rented and occupied by families meeting LexHAB's affordability requirements. This project is now considered complete.

Building Upgrades to the Old Harrington School

In 2008, Annual Town Meeting appropriated \$330,000 in CPA funds to accommodate improvements to the Old Harrington School building to make the building functional for its intended use as a year-round office building. The firm of Garcia, Galuska & DeSousa Engineers was hired to design air-conditioning and electrical upgrades along with other minor improvements to the building. The air-conditioning work was completed in the late spring and early summer of 2009. The building improvements are largely finished with only minor details needed to complete the project. Full close-out is anticipated in early spring of 2010.

Town Office Complex Building Envelope

In 2008, Annual Town Meeting appropriated \$95,000 in CPA funds for the Town Office Complex Building Envelope to preserve the building systems and ensure that the buildings remain fully functional for their intended use. During the summer of 2009, extraordinary repairs were made to copper gutters, down spouts, and ornate conductor heads, and new storm windows were installed on the Cary Memorial Building. This project is now considered complete.

East Lexington Fire Station - Storm Window and Central Air Conditioning

In 2008, Annual Town Meeting appropriated \$47,500 in CPA funds to provide for the installation of new storm windows and a new central air-conditioning system at the East Lexington Fire Station to preserve the building systems and ensure that the building remains fully functional for its intended use. This project was completed during the summer of 2009.

ADA Accessible Bathrooms and Appropriate Signage at the Town Office Building

In 2008, Annual Town Meeting approved \$70,000 in CPA Funds for these improvements at the Town Office Building. An employee signage team worked with a design consultant, Pat Fisher, to develop a flexible signage system for the Town Office Building that meets ADA/AAB Accessibility Standards. The news signs for Town Hall were installed in April 2009, and include directory signs, wayfaring signs (in stairways and hallways) and room signs. The signs have been well received and removable strips on the signs make them adaptable for changing needs. This portion of the project is complete. The installation of the ADA bathrooms (approximately \$49,000) is on hold pending a vote of Town Meeting on an application before the CPC for \$1,823,881 in funding for renovations to the Town Office Building. This ADA bathroom project is proposed to be completed within the scope of the work outlined in the Town Office Building renovation project, with funds from FY 2009.

Town Office Building Use Study and Renovation Design

In 2008, Annual Town Meeting approved \$80,000 in CPA funds for the implementation of space programming and design of renovations to the Town Office Building. These funds were appropriated in anticipation of the relocation of the Department of Public Works staff and to ensure that the building remains fully functional for its intended use. The architectural firm of Bargmann, Hendrie and Archetype (BH+A) was engaged to conduct the architectural and engineering portion of this work. To date the programming of space needs and building use evaluation work has been completed in addition to the development of a preferred design concept.

These funds were supplemented by a 2009 ATM appropriation for an additional \$30,000. This project is ongoing, and in early March of 2010, a \$1,823,881 request for CPA funds was submitted to the CPC for renovations to the Town Office Building.

Replacement of the Munroe School Fire Prevention System

In 2008, Annual Town Meeting appropriated \$579,550 for the replacement of the fire suppression and fire alarm systems at the Munroe School (Munroe Center for the Arts). RDK Engineers completed the design of the new systems and the Town has awarded a contract to implement the design. Construction of the fire alarm system and the fire suppression system has been completed, with a total expenditure of \$345,325. The remaining funds, \$234,225 will be closed back to the Community Preservation Fund.

Harrington School Playground

The 2008 Special Town Meeting voted an additional \$35,135 for supplemental funding for the creation of a new handicapped accessible playground at Lexington Children's Place, a public preschool program housed at the Harrington School. Spring 2008 Town Meeting had authorized \$75,000 of CPA funds to purchase and install new playground equipment to create this new handicapped accessible playground but the funds were insufficient to complete the project. The playground was completed in June, 2009, and children from LCP and from the community have been utilizing it with great success and enjoyment.

Purchase of the Goodwin Parcels by the Town

The 2008 Special Town Meeting voted \$186,100 in CPA funding for the purchase of two parcels of land, a 12.1 acre parcel off Hartwell Avenue and a 9.4 acre parcel off Cedar Street, and their associated appraisal, surveying, and legal costs. On March 19, 2009, the Town closed on the two parcels and the purchase is now complete. The two parcels are now under the care, custody, and management of the Conservation Commission.

Previously Completed Projects:

1. Hancock-Clark House Restoration. \$600,000.

Status Report on FY 2008 CPA Projects

Center Playfield Drainage Engineering Study

In 2007, Annual Town Meeting voted \$40,000 in CPA funds to hire an engineering firm to assess the condition of the Center Playfields between Worthen Road and Park Drive and to make drainage improvement recommendations. Tutela Engineering provided a report to the Town on January 24, 2009. Their contract was for \$36,000, with a contingency of \$4,000, and it is expected that the full \$40,000 will be expended for this study. After reviewing the report and hearing a presentation by Tutela Engineering at the February 11th, 2009 Recreation Committee meeting, the Committee decided to modify its plans for making drainage improvements due to the high projected cost of \$3,625,000 and the complexity of the Vine Brook culvert. Therefore, additional analysis and a request for \$70,000 in CPA funds at the 2009 Annual Town Meeting was made in order to determine the necessary drainage improvements at the Center Playfields. The Recreation Committee is awaiting a final submittal from Tutela Engineering to close this project.

Historic Preservation at Ye Old Burial Ground and Munroe Cemetery

In 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 Old Burial Ground and Munroe Cemeteries. Ivan Myjer, of Building Monument Conservation, was hired as the stone conservator and project overseer for this project. He also performed repairs to the tabletop markers at Ye Old Burial Ground. ConservArt LLC was hired to perform preservation and restoration work at Ye Old Burial Ground, Munroe Cemetery and Robbins Cemetery. A total of \$127,643 has been spent to date.

Based upon reports from Ivan Myjer, a majority of markers and stones at Ye Old 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 spring of 2010.

Comprehensive Cultural Resources Survey

The 2007 Annual Town Meeting approved a grant of \$90,000 to revise and supplement the nine-volume Comprehensive Cultural Resources Survey (the "Inventory"); as stated in the CPC report to Town Meeting, the project was intended to identify and prioritize incomplete or undocumented buildings; establish a uniform and comprehensive record of these properties; and consolidate the survey information into a single volume that would be easily available to Lexington residents as an important reference source. Town Meeting further requested that all materials be placed on-line for ease of access.

The bulk of this project is now complete. Lisa Mausolf, a preservation consultant hired by the Lexington Historical Commission (LHC), has scanned and corrected each of the forms from the nine-volume Inventory, and has supplemented this information with neighborhood descriptions, a brief history of the Town of Lexington, historical maps and a bibliography of Lexington resources. All these materials have recently been downloaded to the Town's website.

During the course of the project, the Massachusetts Historical Commission (MHC) encouraged the LHC to conduct further research and document the Mid-Century Modern movement of architecture in Lexington. One neighborhood, and a limited number of individual homes, would be documented, with the possibility of later supplementation with other Modernist neighborhoods and homes. In all cases, neighborhoods and individual houses would only be included in this survey with the consent of the homeowners. To complete this phase of the project, the LHC is seeking a grant from the MHC for \$15,000, to be matched with the remaining funds from the 2007 CPA grant (\$4,875) and additional funds from a pending supplemental grant from the FY 2011 CPA grant round (\$5,300).

Tourism Signs

At the 2007 Annual Town Meeting, \$18,360 was voted for directional and storytelling signage in Lexington. The directional signage from local highways to the Town's historic sites has been created and all but two of the signs are now hanging. It is hoped that these two signs will be installed in the near future. The funding for this portion of the project has been fully expended.

One remaining sign is still in progress, the storytelling sign about April 19th, 1775, which will be installed on the Battle Green. A Lexington artist is donating his time to produce drawings for the sign, and upon completion, the remaining \$6,500 in CPA funds will be used for final fabrication and installation.

West Lexington Greenway Corridor

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

Muzzey High Condominium Building Study

In 2007, Annual Town Meeting voted \$53,500 in CPA funds to perform a structural evaluation of the Muzzey High Condominiums at 1475 Massachusetts Avenue. The purpose of this evaluation was to provide a detailed report of the existing condition of the historic building and scope of construction aimed at restoring and stabilizing the building's structure and envelope. TBA Architects of Waltham was hired to do this work and completed their evaluation in the spring of 2008. They made numerous recommendations to the Muzzey High Condominium owners to manage the myriad problems identified during their six month evaluation. This project is now complete, and the Condominium Association is turning its attention to developing a plan to finance the recommended repairs.

East Lexington Branch Library (Stone Building) - Historic Building Evaluation Report

Following a designer selection process in the fall of 2007, the Town hired HKT Architects to prepare a feasibility study for the Stone Building using \$43,000 of CPA funds. The firm presented their initial building feasibility findings to the library's Board of Trustees on May 20, 2008, and their final report was issued in August, 2008 (a copy is available on the library's website, <http://www.caryllibrary.org/eastbranch/future.html>). The study described the building's existing conditions and identified two alternatives for making the building ADA/AAB compliant, with the reconstruction of a building ell as the preferred alternative. The Cary Library Trustees subsequently solicited Letters of Intent from the community to determine possible uses for the building, and in February, 2009, announced their decision to use the building as a Lexington Heritage Collaborative. The Town applied for and received \$180,000 in additional CPA funding in FY 2010 to continue with the next phase of the process. It is anticipated that approximately \$128,000 of this appropriation will be returned to the CPA fund in anticipation of seeking more comprehensive funding in FY 2011 for exterior stabilization work. If the request for FY 2011 funding is approved by Annual Town Meeting in 2010, this FY 2008 project would be considered complete.

Previously Completed Projects:

1. Improved Fire Monitoring/Historic Houses. \$18,120.
2. Boiler and Oil Tank for Buckman Tavern. \$10,685.
3. Greeley Village Window Replacement. \$228,404.
4. Cary Hall Restoration and Rehabilitation. (Assessment of Cary Hall as a performance center) \$147,130 (\$78,873 not expended).
5. Douglas House - Rehabilitation of 7 Oakland St. (Rehabilitation of the former Minuteman Press Building for affordable housing for brain-injured adults) \$300,000.

Status Report on FY 2007 CPA Projects

Open Space and Recreational Plan

The 2006 Annual Town Meeting voted \$20,000 from the CPA administrative fund to update the 1997 Open Space and Recreation Plan (OSRP). The Town hired the planning and engineering firm of Vanasse Hangen Brustlin, Inc. (VHB), to prepare the OSRP Update. Three Public Meetings were held in 2008 and a preliminary draft OSRP Update was provided to the Town. Conservation, Recreation, and Planning Department staff, as well as several board/committee members, reviewed the draft and provided comments and revisions. On October 16, 2009, the final draft was conditionally approved through October, 2014 by the Executive Office of Energy and Environmental Affairs, Division of Conservation Services. In response to the conditional approval, final edits were completed and forwarded to the Division of Conservation Services (DCS) to address their comments. Once DCS grants final approval, copies of the approved OSRP will be produced and made available to the public at the Town Office Building, Cary Memorial Library, and on the Town website.

Cary Memorial Building Vault Climate Control

The 2006 Annual Town Meeting voted \$60,000 for the rehabilitation and restoration of the records vault in Cary Memorial Hall. Full installation of a climate control system and fire protection system within the Cary Hall vault was completed in the summer of 2009. Completion of this project was within the available funding from the original authorizations at 2006 and 2007 Town Meetings .

Previously Completed Projects:

1. Main Fire Station/Bedford Street - Renovations. \$100,000.
2. Police Station - Interior Renovations. \$100,000.
3. Hancock-Clarke House- Pre-Restoration Project (Historic Structure Report, Building Usage Study, Accessibility Evaluation and Construction Specifications). \$25,000.
4. Lexington Depot - Elevator Project. \$44,000.
5. Cary Vault Shelving. \$60,000.

CPC Account Balance and Recommendation

2010 Annual Town Meeting

APPROVED TO DATE (by category as of 7/01/09)

Community Housing	\$2,557,468
Historic Resources	\$3,556,645
Open Space	\$7,302,117
Recreational Uses	\$1,106,635
TOTAL	\$14,522,865
<hr/>	
Administrative Expenses	\$275,000
TOTAL	\$14,797,865

AVAILABLE FOR APPROPRIATION At 2010 Spring Town Meeting

UNAPPORPRIATED BALANCES	
Community Housing Reserve	\$7,289
Historic Resources Reserve	\$141,195
Open Space Reserve	\$397,207
Unbudgeted Reserve	\$935,336
Undesignated Fund Balance	\$5,163,878
TOTAL AVAILABLE	\$6,644,905
ESTIMATED REVENUES, FY 2011	
Property Surcharge	\$3,153,000
State Match (31% per DOR est.)	\$941,700
Investment Income (estimated)	\$50,000
Total FY2011 Estimated Revenue	\$4,144,700
TOTAL AVAILABLE	\$10,789,605

**CPC RECOMMENDATIONS
FOR FY 2011 PROJECTS AND EXPENSES**

	<u>Requested</u>	<u>Recommended</u>
COMMUNITY HOUSING		
Greeley Village Siding Replacement	386,129	386,129
Vynebrooke Village Drainage Study	10,000	10,000
LexHAB Purchase of Two Properties	695,000	695,000
HISTORIC RESOURCES		
Archives and Records Management	150,000	150,000
Cary Library Preservation Project	100,000	100,000
Cary Mem. Bldng. - Improvements Study	60,000	60,000
Cary Memorial Building Signage	25,000	25,000
Building Envelope	73,000	73,000
Town Office Building Renovation	1,823,881	1,500,000
Cary Memorial Bldng./TOB HVAC Upgrades	35,000	35,000
Police Station Ventilation System	31,700	31,700
Muzzey Senior Center Improvements Study	45,100	45,100
White House Historic Structure Report	18,000	18,000
Stone Building Exterior Stabilization	202,933	202,933
Munroe Tavern Capital Improvements	400,000	400,000
Comp. Cultural Res. Study - Suppl. Apprtn.	5,300	5,300
Battle Green Master Plan	25,000	25,000
OPEN SPACE		
Minuteman Bikeway Preservation (1/2 rec)	160,000	160,000
Cotton Farm Land Acquisition	3,857,000	tbd
RECREATIONAL USE		
Minuteman Bikeway Preservation (1/2 osp)	160,000	160,000
Stormwater Mitigation Old Res./Marrett Rd.	190,047	190,047
Center Playfields Drainage - Implementation	875,173	875,173
ADMINISTRATIVE		
Administrative Expenses (including \$50,000 for land planning expenes)	<u>150,000</u>	<u>150,000</u>
TOTAL (Projects and Admin.)	9,478,263	5,297,382
Busa Debt Service	<u>2,562,100</u>	<u>2,562,100</u>
TOTAL	12,040,363	7,859,482