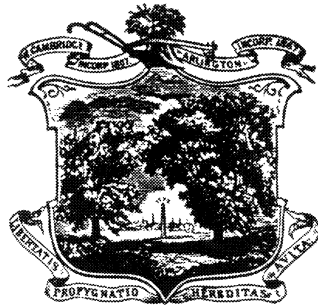


TOWN OF ARLINGTON
MASSACHUSETTS

REPORT OF THE

COMMUNITY PRESERVATION COMMITTEE



TO THE
ANNUAL TOWN MEETING
APRIL 2016

Online edition with supplemental information about recommended CPA projects

Contents

1. Introduction.....	2
2. Warrant Articles 57 and 58.....	2
3. The Community Preservation Act in Massachusetts and in Arlington.....	3
4. The Committee’s Work This Year.....	4
5. Recommended CPA Projects.....	5
6. Community Preservation Act Budget for FY2017	8
7. Recommended Votes for Articles 57 and 58	10
8. Supplemental material (Online edition only).....	14

1. Introduction

The Arlington Community Preservation Committee is pleased to present five CPA projects and a budget for Town Meeting's consideration and approval. The projects are located in several Arlington neighborhoods and fall in all three CPA areas of interest: historic preservation, affordable housing and open space or recreation.

The Committee, informally known as the CPA Committee or CPAC, was formed in late October 2015 and began its work in mid-November. As directed in the Town bylaw, the CPAC consulted with the Finance Committee and the Board of Selectmen on these projects. Both voted to support our recommendations to Town Meeting, which has the final vote on the projects and budget. We also coordinated with the Capital Planning Committee and informed the Council on Aging about our work.

2. Warrant Articles 57 and 58

We are presenting two articles to Town Meeting. The recommended votes at the end of this report will serve as the main motion for each article.

Article 57 is the Appropriation of the Community Preservation Fund for Arlington. It has three parts: the votes on the five projects, votes on project and administrative reserves, and contingency votes for mandated reserves, as explained in the comment. CPA committee members and project sponsors will briefly present each item and be available to answer questions and provide additional information when Article 57 is debated. Town Meeting must approve all spending recommended by the CPAC with a majority vote. State law also requires that every year, Town Meeting either spend or reserve a minimum of 10% of anticipated CPA revenues in each of the three CPA areas of interest (open space and recreation, affordable housing, historic preservation). Detailed project and budget information is provided in this report.

Article 58 concerns the Community Preservation Plan that we will distribute at Town Meeting this year in draft form, based on public input received to date and on existing Town planning documents such as the Master Plan and the Open Space and Recreation Plan. We will also incorporate the Housing Plan, due in June, into this plan. We will further develop and finalize the plan in the coming year for presentation to the Spring Town Meeting of 2017. We encourage all Town Meeting members to review the draft plan and send us comments over the summer so that they can be incorporated (<http://www.arlingtonma.gov/communitypreservation>).

3. The Community Preservation Act in Massachusetts and in Arlington

The Community Preservation Act (CPA) allows participating cities and towns to reserve dedicated funds to preserve open space and historic sites, create affordable housing, and develop outdoor recreational facilities. The acquisition, creation and preservation of these community assets is financed through the Community Preservation Fund, comprised of local revenues collected from a property tax surcharge (in Arlington, 1.5% of the net tax levy), plus annual distributions from the Massachusetts Community Preservation Trust Fund.

The Community Preservation Act was passed in 2000 and signed by Governor Paul Cellucci. It has now been adopted by 160 communities, about 45% of the Commonwealth's municipalities. The Town of Arlington passed the CPA in November 2014 by a margin of 10,034 Yes to 8,487 No votes. Annual Town Meeting in 2015 set up the structure for the Community Preservation Committee and the process for consultation with other bodies. The Town of Arlington began collecting surcharge revenue on the August 3, 2015 tax bills, and this November will receive the first annual state CPA distribution equal to about 19% of local revenues.

The Town of Arlington is privileged to have many important community assets. Preserved open space areas contain a scenic beauty that predates the Town itself. Historic resources provide a glimpse into Arlington's past, a way of measuring our progress throughout the years, and perhaps an insight as to where the Town is headed. Recreational land provides a safe place to enjoy community-based activities and games, thereby strengthening the health and well-being of all its residents. Community housing allows a greater range of people to benefit from all aspects of Arlington, people who would otherwise not have the opportunity to contribute to the future of the Town.

The Community Preservation Committee strives to help Arlington preserve the Town's precious assets through CPA funding. The CPA fund is a powerful resource that can be used to maintain the character of Arlington. The CPA in Arlington is also a valuable fiscal tool for the Town, allowing qualifying capital projects to be funded with CPA revenues augmented by the state match.

The Community Preservation Committee

Five members of the CPAC are representatives of existing Town entities as mandated by the CPA law. They are: Chuck Tirone, Arlington Conservation Commission; JoAnn Robinson, Arlington Historical Commission; Richard Murray, Arlington Housing Authority; Leslie Mayer, Arlington Park and Recreation Commission; and Mike Cayer, Arlington Redevelopment Authority. These members were chosen by their home commissions and authorities.

Arlington's bylaws permit the Town to appoint up to four more CPA Committee members. They were chosen last summer by a selection committee appointed by the Town Manager and the Board of Selectmen. The appointed members are Andrew Bengtson, Eric Helmuth (Vice Chair), David Levy, and Clarissa Rowe (Chair).

4. The Committee's Work This Year

Normally, Community Preservation Committees have an entire year for their work. Our timeline was compressed into five months during this startup year. We are gratified that, despite a truncated process, applicants worked hard to prepare strong project proposals, enabling the Committee to recommend five high-quality CPA projects to Town Meeting.

Since we began work, the committee:

- Created a two-stage CPA application process for a full year's operation, and a shorter one-step process for this startup year.
- Held the first annual Town-wide public meeting in Town Hall on January 20th to introduce CPA and seek input about CPA funding priorities.
- Drafted the Community Preservation Plan.
- Opened CPA project applications in January and received nine applications by the deadline a month later.
- Carefully reviewed each application for CPA eligibility under the law, against rigorous quality and feasibility criteria, and to ensure strong project oversight through completion.
- Worked closely with grant applicants to identify more information or elaboration required to ensure a viable project.
- Winnowed the 9 applications down to 7, then held public hearings where proponents presented their projects.
- Deferred two historic preservation applications, requesting a total of \$55,000, until there is time to develop a grant agreement between the non-profit entities and the Town to ensure public use and stipulations required for historic preservation projects.
- Tracked local CPA receipts with the assistance of the Treasurer's office, and estimated FY2017 CPA revenues to create the CPA budget now before Town Meeting.
- Voted to recommend five FY2017 CPA projects, a CPA project reserve, and an administrative expenses reserve to Town Meeting.

If Town Meeting funds the recommended CPA projects, the Committee will closely track each project throughout its duration and present a progress report at the next Annual Town Meeting.

In all, we are proud of the care that we have taken in the process, the standards that we have set, and the commitments to the Community that we have made. Most important, the nine members of the CPA Committee take their responsibility as fiscal stewards of the public's money very seriously.

5. Recommended CPA Projects

The Committee is pleased to recommend the following five projects for FY2017 funding. Please visit ArlingtonMA.gov/CommunityPreservation for a supplement to this report containing expanded project information, maps, and photographs.

OPEN SPACE AND RECREATIONAL LAND

Robbins Farm Park Field & ADA Renovation (\$636,749).

Applicant: Town of Arlington Park and Recreation Commission.

This project will fund long-awaited capital improvements to Robbins Farm Park. Using CPA funds to pay for the entire cost of this work directly alleviates the Town's capital budget for this planned expenditure, freeing up funds for other pressing purposes.

The project will:

- Rehabilitate the baseball field with irrigation, drainage improvements and associated amenities.
- Provide an upgraded multi-purpose/sports field (youth soccer/lacrosse/ultimate frisbee) with new grass, drainage and irrigation.
- Provide Americans With Disabilities Act (ADA) access for the entire Robbins Farm Park site (Currently, much of the park is not accessible).
- Provide a new multi-use hard surface sport/basketball court.
- Provide accessible site improvements to support a new public display of the historic Robbins farmhouse location with dog statue. The historic boundary markers and dog statue are privately funded by Friends of Robbins Farm Park; this project funds only site work for installation and ADA access.
- Upgrade Robbins Farm co-operative/community gardens to provide ADA compliance and more permanent features for a program that began as a pilot program in 2010. Expenditures will be for \$3,075 in materials only; all labor will be donated by the gardeners.

The project is scheduled for completion in the Spring/Summer of 2017.

Continued next page

Spy Pond Edge & Erosion Control (\$49,760).

Applicant: Town of Arlington Conservation Commission.

This feasibility study and detailed survey will identify shoreline preservation alternatives and options to mitigate erosion on select portions of Town-owned shoreline along the edge of Spy Pond (Spy Pond Park, Scannell Field, Arlington Boys and Girls Club, and Spring Valley Street). Shoreline erosion in these areas has resulted from high recreational pressure, stormwater inputs from overland flow, and wave/ice action.

This study funded by CPA is the first phase of a project to improve the ecological structure and function of Spy Pond's shoreline. It's goals are to: (1) Preserve water quality entering Spy Pond by identifying sources of erosion and reducing erosion; (2) Preserve, stabilize and strengthen the pond's banks and water edges to sustain and enhance the pond's ecological health; (3) Protect and enhance wildlife habitat by protecting the pond's natural edges with soft armoring (bioengineering); (4) Increase storm water infiltration along the shoreline; (5) Promote public education on shoreline stabilization and erosion control at other properties along Spy Pond.

The study is anticipated to begin in July of 2016 and continue for a five-month period. The final deliverable, a concept plan with associated costs, schedule and maintenance requirements, is scheduled to be completed by December 2016.

HISTORIC PRESERVATION

Whittemore-Robbins Carriage House (\$289,000)

Applicant: Town of Arlington Dept. of Health and Human Services and the Arlington Historical Commission.

This project addresses the immediate structural issues of the Carriage House and preserves the historic building, which is an original part of the Whittemore-Robbins estate, created in the early-mid nineteenth century. The Carriage House is listed on the Massachusetts Historical Commission's Inventory of historic assets of the Commonwealth and on the National Register of Historic Places.

The current use of the Carriage House is for storage that supports the rental functions of the Whittemore-Robbins house (generating approximately \$50,000 in annual Town revenue). The proposed work would rehabilitate and preserve the building for its present use and potential future uses for the town. It is a first step to address critical issues; if the Town's needs for the building change, more work will be required.

The project will be jointly managed by the Dept. of Health and Human Services and the Arlington Historical Commission, with support from a project committee. All construction will meet the U. S. Secretary of the Interior's Standards for Rehabilitation and performed to professional standards. It is slated to start this year and be completed in 2017.

AFFORDABLE HOUSING

Drake Village Window Replacement (\$200,000).

Applicant: Arlington Housing Authority.

This project leverages \$200,000 in CPA funding, along with additional funding from CDBG, to qualify for an additional \$1.4 million from the Department of Housing and Community Development's High Leverage Asset Preservation Program (HILAPP). The HILAPP program leverages the financial support that housing authorities receive from their municipalities, granting one dollar for every thirty cents of local funding secured.

The CPA funds will cover a portion of the costs to replace the windows in the Hauser building, which are leaking and causing damage to interior walls. Work will be completed this construction season at a total cost \$1.8 million (70% of which is leveraged matching funds thanks to CPA and CDBG).

Kimball Farmer House (\$200,000)

Applicant: Housing Corporation of Arlington.

This CPA project will help create three units of affordable rental housing as part of the historical restoration of the Kimball Farmer House on Massachusetts Avenue in Arlington Heights. Located on the corner of Massachusetts Avenue and Forest Street, the Kimball Farmer House was originally built in 1826 as a single family home. The structure is listed both on the Massachusetts Historical Commission's inventory of historic properties and on the National Register of Historic Places.

HCA is substantially renovating the existing structure, including the de-leading of all surfaces and the preservation of historical details to meet the U.S. Department of the Interior standards. All major building systems will be upgraded including roofs, windows and heating and cooling equipment. Apartments will also benefit from new kitchen and bathrooms, and one unit will be designed to be fully accessible to individuals with a mobility disability. All units will be affordable in perpetuity and count towards Arlington's affordable housing inventory.

HCA purchased the property in September of 2014 and renovations are approximately 50% complete. The project is scheduled to be completed in the summer of 2016 and be 100% occupied by the fall of 2016. The estimated total development cost for this project is \$1,437,143, or \$479,047/unit. All project sources are committed to the project with the exception of Arlington CPA funding. The \$200,000 in requested CPA funds will help cover final construction costs to prepare the units for occupancy.

6. Community Preservation Act Budget for FY2017

The table on the following page lays out anticipated CPA revenues and recommended expenditures for FY2017, which begins July 1.

Anticipated CPA Revenues

CPA funds available to Town Meeting come from two sources: local receipts from the CPA property tax surcharge, and partial matching funds from the state CPA trust fund.

There is a special revenue situation for this first year of CPA. Although the local CPA tax surcharge is being collected in FY2016, these funds are not available for Town Meeting to appropriate until after the Town's books are closed for FY2016, some time this summer. Barring a Special Town Meeting, the next opportunity to appropriate these funds will be Annual Town Meeting in the spring of 2017, in which case Town Meeting will have two years worth of CPA revenues to appropriate.

Consequently, Town Meeting is presently appropriating CPA funds only from anticipated CPA revenues for FY2017, just as the Town's operating and capital budgets are based on anticipated revenues. In the future, Town Meeting will be able to appropriate CPA fund balances from prior year's revenues, in addition to anticipated revenues for the coming fiscal year.

Since the bulk of available FY2017 revenues are estimated local collections on the CPA property tax surcharge, the Committee is budgeting conservatively. For these purposes we are assuming \$1,300,000 in local receipts, whereas FY2016 projected actuals stand at \$1,364,287.

Likewise, budgeting is conservative for the state matching funds for FY2017. The Department of Revenue has estimated a 19% match from the CPA Trust Fund (\$247,000 for Arlington). This is included in estimated revenues. Although the Governor has already put an additional ten million dollars in his FY2017 budget for the Community Preservation Trust Fund, Arlington's portion of these additional matching funds (approximately \$200,000) will not be definite until the Legislature passes the budget this summer, and therefore cannot be included in the current budget.

CPA Expenditures

Information on the recommended CPA projects is presented in an earlier section. Please see the vote comments for details about the recommended CPA project reserve and the administrative expenses reserve.

FY2017 CPA Budget Recommended to Town Meeting

REVENUES						
Local CPA tax surcharge receipts (projected)	\$1,300,000					
State matching funds (projected)	\$247,000					
TOTAL REVENUES	\$1,547,000					
EXPENDITURES AND RESERVES	Open Space & Recreation	Historic Preservation	Affordable Housing	Project reserves	Admin reserves *	TOTAL
CPA Projects						
Robbins Farm Park Field and ADA Renovation	\$636,749					\$636,749
Spy Pond Edge Protection and Erosion Control	\$49,760					\$49,760
Kimball Farmer House (Housing Corporation of Arlington)			\$200,000			\$200,000
Arlington Housing Authority - Drake Village windows			\$200,000			\$200,000
Whittemore-Robbins Carriage House		\$289,000				\$289,000
Reserves & Expenses						
Budgeted reserve (undesignated CPA project reserves)				\$94,141		\$94,141
Administrative expenses reserve account					\$77,350	\$77,350
TOTAL APPROPRIATIONS & RESERVES RECOMMENDED	\$686,509	\$289,000	\$400,000	\$94,141	\$77,350	\$1,547,000
% of total by category	44%	19%	26%	6%	5%	100%

* Unused funds from the administrative expenses reserve account return to the general CPA fund at the end of the fiscal year for future CPA projects

7. Recommended Votes for Articles 57 and 58

ARTICLE 57 APPROPRIATION/ COMMUNITY PRESERVATION FUND

To see if the Town will vote to make appropriations from the Community Preservation Fund for eligible community preservation projects; for community preservation reserve accounts for historic preservation, open space and recreation, and affordable housing; for Community Preservation Committee administrative expenses or other eligible expenses; or take any action related thereto.

(Inserted at the request of the Community Preservation Committee)

VOTED:

(1) That the Town take the following actions to appropriate funds for 2017 CPA projects, with each project considered a separate appropriation:

(a) **That the sum of \$636,749 be appropriated from FY2017 Community Preservation Fund revenues to the Arlington Park and Recreation Commission's *Robbins Farm Park Field and ADA Renovation* project for the rehabilitation of recreational land, subject to the scope of work, budget and terms in the finalized proposal 3/16/16, such funds to be expended under the direction of the Park and Recreation Commission and the Community Preservation Committee. (9-0)**

(b) **That the sum of \$289,000 be appropriated from FY2017 Community Preservation Fund revenues to the Town of Arlington's *Rehabilitation of the Whittemore-Robbins Carriage House* project for the preservation of historic resources, subject to the scope of work, budget and terms in the revised project proposal dated 3/24/16, such funds to be expended under the direction of the Department of Health and Human Services, the Arlington Historical Commission, and the Community Preservation Committee. (9-0)**

(c) **That the sum of \$49,760 be appropriated from FY2017 Community Preservation Fund revenues for the Arlington Conservation Commission's *Spy Pond Edge and Erosion Control* project for the preservation of open space, subject to the scope of work, budget and terms in the project proposal dated 2/19/16, such funds to be expended under the direction of the Conservation Commission and the Community Preservation Committee. (9-0)**

CONTINUED NEXT PAGE

(d) That the sum of \$200,000 be appropriated from FY2017 Community Preservation Fund revenues to the Arlington Housing Authority's *Drake Village Window Replacement* project for the preservation of affordable community housing, subject to the scope of work, budget and terms in the proposal dated 2/18/16 and revised effective 3/29/16, such funds to be expended under the direction of the Arlington Housing Authority and the Community Preservation Committee. (9-0)

(e) That the sum of \$200,000 be appropriated from FY2017 Community Preservation Fund revenues to the Housing Corporation of Arlington's *Kimball Farmer House* project for the creation of affordable community housing, subject to the scope of work, budget and terms in the revised project proposal dated 3/24/16, such funds to be expended under the direction of the Housing Corporation of Arlington and the Community Preservation Committee. (8-1)

COMMENT:

The Committee recommends the above CPA projects to Town Meeting for FY2017 funding, having carefully vetted each application for compliance with the CPA law, feasibility, importance, budget justification, sustainability and other criteria. Each project is described earlier in this report.

(2) That the Town take the following actions regarding reserves and administrative expenses:

(a) Appropriate the sum of \$77,350 from FY2017 Community Preservation Fund revenues to a CPA Administrative Expenses account for eligible FY2017 administrative expenses, such funds to be expended under the direction of the Community Preservation Committee. (9-0)

(b) Reserve \$94,141 from FY2017 Community Preservation Fund revenues to a CPA Budgeted Reserve account for later FY2017 Town Meeting appropriation for any CPA purpose. (9-0)

COMMENT:

(a) The CPA committee is requesting the maximum 5% appropriation for CPA administrative expenses permitted by the CPA law. This account will be treated as a reserve to be used only as necessary, with the unspent balance returned at the end of the fiscal year to Arlington's general CPA fund for future Town Meeting appropriation, as required by law. The purpose of the administrative expenses account is to protect the Town's operating budget from CPA Committee costs wherever allowed by the CPA law. Depending on the new proposals brought before the committee, such expenses could include legal consultation, environmental or land surveys or other due diligence required of the committee to fully vet proposed CPA projects, costs that would otherwise fall on the Town operating budget. The CPA Committee will also require some staff support for

administrative functions, to administer the application process, and oversee funded projects; using CPA administrative funds for this purpose avoids unnecessary use of regular Town employee time funded by the operating budget.

(b) \$94,141 is the balance of anticipated F2017 CPA revenues remaining after the recommended transfers and appropriations above. Transferring this balance into the CPA Budgeted Reserve allows Town Meeting access to these monies for later appropriation in FY2017 for CPA projects, should it so desire. Otherwise, these funds would be unavailable until FY2018 after the tax rate is set later this year.

(3) That, *if necessary*, the Town take the following actions:

(a) Reserve the sum of \$154,700 from FY2017 Community Preservation Fund revenues to an Open Space and Recreation Reserve account, for later Town Meeting appropriation for open space and recreational land purposes. (9-0)

(b) Reserve the sum of \$154,700 from FY2017 Community Preservation Fund revenues to a Community Housing Reserve account for later Town Meeting appropriation for community housing purposes. (9-0)

(c) Reserve the sum of \$154,700 from FY2017 Community Preservation Fund revenues to a Historic Resources Reserve account for later Town Meeting appropriation for historic resources purposes. (9-0)

COMMENT:

These final three actions are included as a contingency should Town Meeting decline in vote (1) to appropriate at least 10% of Arlington's CPA revenues (\$1,540,700 in FY2017) in each of three CPA categories (open space and recreation, community housing, historic preservation). In short, if Town Meeting approves vote (1) under this article as set forth herein, this third vote is rendered moot and a member of the CPA Committee will move to change the recommended vote to "No Action." However, should Town Meeting reject vote (1), or amend it in such a fashion as to fail to appropriate 10 % of funds to requisite categories, part (3) will be necessary to avoid the need for a Special Town Meeting to appropriate or reserve sufficient funds in order to comply with the CPA law.

CONTINUED NEXT PAGE

ARTICLE 58

RESOLUTION/COMMUNITY PRESERVATION PLAN

To see if the Town will accept, receive, or resolve to endorse the Community Preservation Plan adopted by the Community Preservation Committee; or take any action related thereto.

(Inserted at the request of the Community Preservation Committee)

VOTED: That no action be taken under Article 58. (9-0)

COMMENT: The Community Preservation Committee is required by the CPA law to develop a community preservation plan addressing the needs, possibilities and resources of the Town regarding community preservation. The committee has produced a draft plan for distribution to Town Meeting members and the public for comment, and will be seeking additional community input, including at least one public meeting, before finalizing the plan later this year. Therefore, no formal action is required at this time but the Committee encourages Town Meeting members to review and submit comments to any member of the Committee.

Respectfully submitted by:

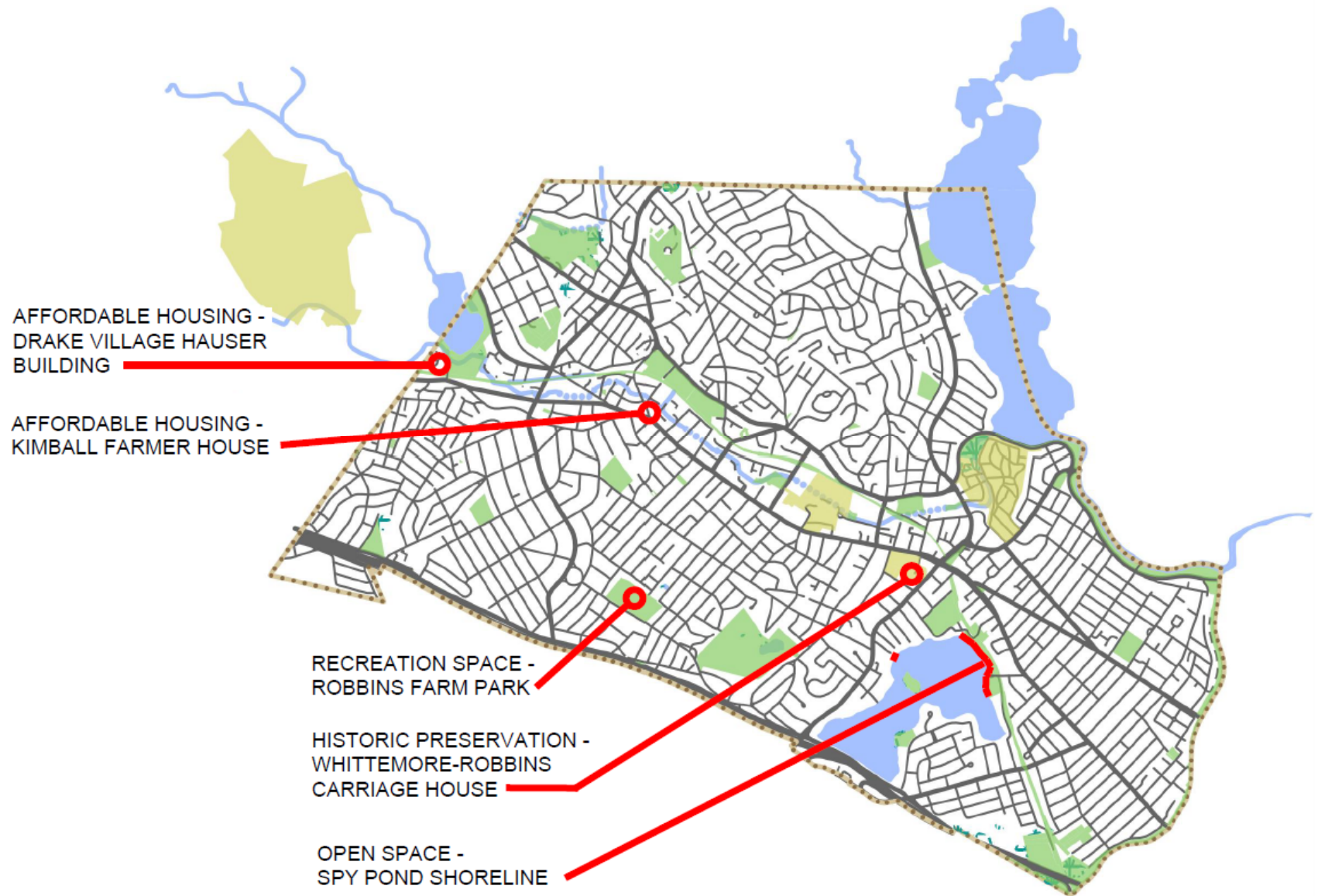
Andrew Bengtson	<i>Selectmen appointee</i>
Mike Cayer	<i>Arlington Redevelopment Board</i>
Eric Helmuth (Vice Chair)	<i>Selectmen appointee</i>
David Levy	<i>Selectmen appointee</i>
Leslie Mayer	<i>Arlington Park and Recreation</i>
Richard Murray	<i>Commission Arlington Housing Authority</i>
JoAnn Robinson	<i>Arlington Historical Commission</i>
Clarissa Rowe (Chair)	<i>Selectmen appointee</i>
Chuck Tirone	<i>Arlington Conservation Commission</i>

8. Supplemental material (Online edition only)

The following pages contain additional information about the recommended CPA projects and the Community Preservation Committee.

- Expanded recommended project information including photos and maps
- The CPA allowable spending purposes grid from the Dept. of Revenue.
- CPA Committee member bios.

Proposed FY2017 CPA Projects



Spy Pond Edge & Erosion Control

Applicant: Town of Arlington Conservation Commission | **Category:** Open Space | **Amount requested:** \$49,760

PROJECT SUMMARY:

The Town of Arlington Conservation Commission and its partners wish to conduct a feasibility study to identify shoreline preservation alternatives and mitigate erosion on select portions of public shoreline along the edge of Spy Pond.

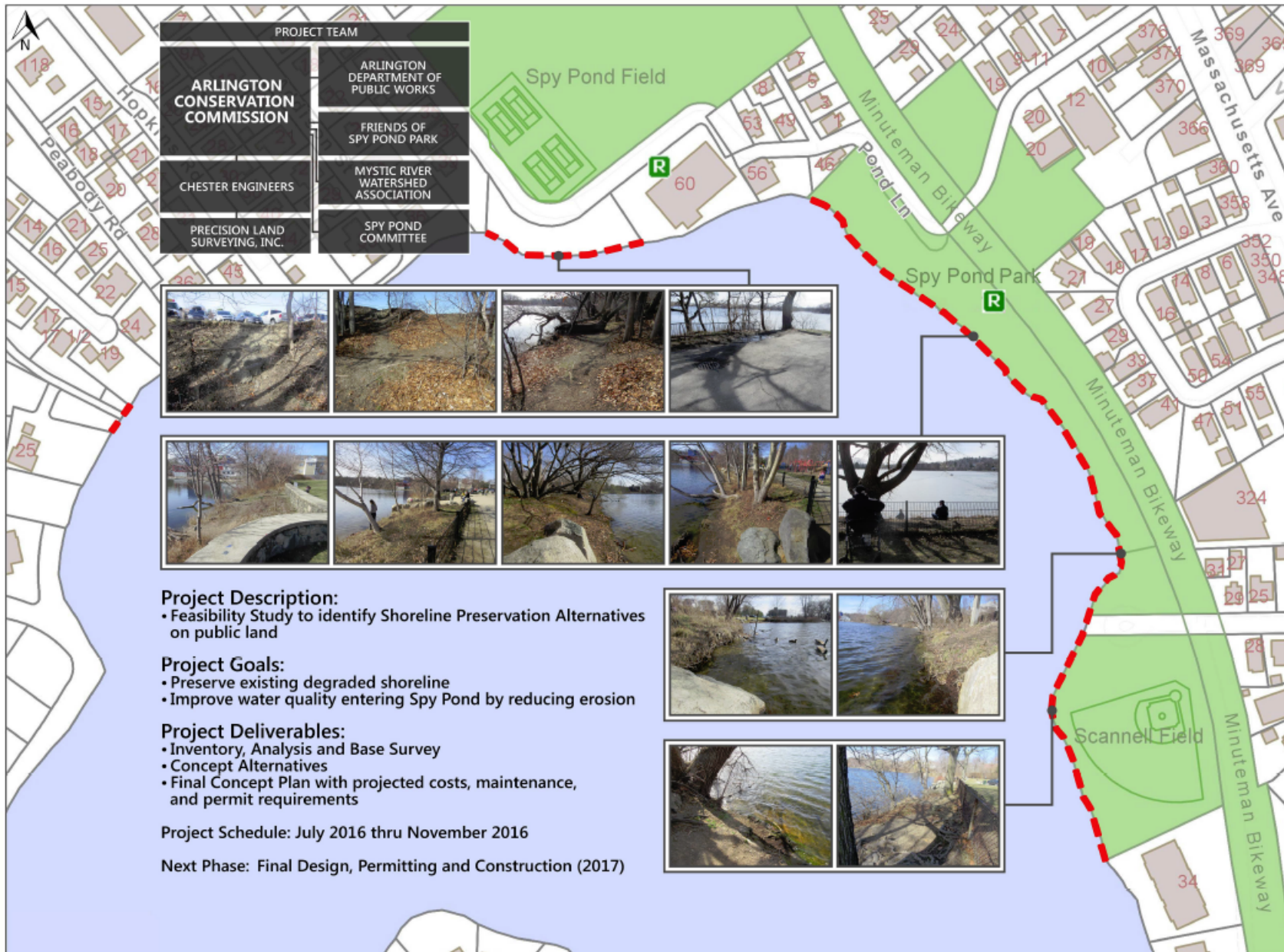
The proposed project will improve the ecological structure and function of Spy Pond's shoreline. Its goals are to:

1. Preserve water quality entering Spy Pond by identifying sources of erosion and reducing erosion;
2. Preserve, stabilize and strengthen the pond's banks and water edges to sustain and enhance the pond's ecological health;
3. Protect and enhance wildlife habitat by protecting the pond's natural edges with soft armoring (bioengineering);
4. Increase storm water infiltration along the shoreline;
5. Promote public education on shoreline stabilization and erosion control at other properties along Spy Pond.

Primary deliverables of this feasibility study:

1. Create a baseline characterization of existing conditions at the project areas;
2. Develop concept alternatives based on rehabilitation/ preservation and erosion control and select a preferred alternative with costs and a permitting schedule;
3. Assist the Town and its partners in obtaining funding through grants and other sources of funding.

(See map and photos, next page)



- Places by Category**
- Police Station
 - Fire Station
 - School
 - Library
 - Public Works
 - Recreation - Facilities
 - Recreation - Fields Courts Lin
 - Recreation - Fields Courts Poi
 - Open Space: Conservation Ri
 - Open Space - Minuteman Biki
 - AZ
 - Open Space - Labels
 - Open Space - outline
 - Town, State, or Private
 - Town Owned and Unprp
 - Open Space
 - Town, State, or Private
 - Other Town Owned
- Parcels**
- Buildings
 - MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
 - Town Boundary
 - Abutting Towns
 - Roads - Class 1-6 (for Town E
 - Major Road
 - Local Road
 - Driveway
 - Roads - OneWay (for Town Bi
 - Roads - For High Zoom Level
 - Cemetery - Roads
 - Road1
 - Road2
 - Road3
 - Road4
 - Water Line
 - Water Body



SPY POND EDGE PROTECTION & EROSION CONTROL PROJECT

APPLICANT: TOWN OF ARLINGTON CONSERVATION COMMISSION

MARCH 2016

SHORELINE STUDY AREA

0 350 700 ft

Drake Village Window Replacement

Applicant: Arlington Housing Authority | **Amount requested:** \$200,000 | **Category:** Affordable Housing

Summary This project leverages \$200,000 in CPA funding, along with additional funding from CDBG, to qualify for an additional \$1.4 million from the Department of Housing and Community Development's High Leverage Asset Preservation Program (HILAPP). The HILAPP program leverages the financial support that housing authorities receive from their municipalities, granting one dollar for every thirty cents of local funding secured.

The CPA funds will cover the portion of a larger rehabilitation project that replaces the windows in the Hauser building, which that are leaking and causing damage to interior walls. Work will be completed this construction season at a total cost \$1.8 million (70% of which is leveraged matching funds thanks to CPA and CDBG).



Water damage at jambs and sills at interiors of two apartments



Kimball Farmer House

Applicant: Housing Corporation of Arlington | **Category:** Community House & Historic Preservation
Amount requested: \$200,000

Summary: The Housing Corporation of Arlington (HCA) is requesting \$200,000 to help create three units of affordable rental housing as part of the historical restoration of the Kimball Farmer House on Massachusetts Avenue in Arlington Heights. Located on the corner of Massachusetts Avenue and Forest Street, the Kimball Farmer House was originally built in 1826 as a single family home. The structure is listed both in the Massachusetts Historical Commission's inventory of historic properties and on the National Register of Historic Places.

HCA is substantially renovating the existing structure including the deleading of all surfaces and the preservation of historical details to meet the U.S. Department of the Interior standards. All major building systems will be upgraded including roofs, windows and heating and cooling equipment. Apartments will also benefit from new kitchen and bathrooms, and one unit will be designed to be fully accessible to individuals with a mobility disability.

The estimated total development cost for this project is \$1,437,143, or \$479,047/unit. Information on budget line items is available upon request. All project sources are committed to the project with the exception of Arlington CPA funding.

HCA purchased the property in September of 2014 and renovations are approximately 50% complete. The project is scheduled to be completed in the summer of 2016 and be 100% occupied by the fall of 2016. Zoning relief was granted by the Arlington Redevelopment Board on November 3, 2014.

Two of the new apartments will be offered to households earning up to 60% of AMI and one will be offered to households earning up to 50% of AMI. All units will be affordable in perpetuity and count towards Arlington's affordable housing inventory.



Whittemore-Robbins Carriage House

Applicant: Town of Arlington | **Amount requested:** \$289,000 | **Category:** Historic Preservation

Summary This project is collaboration of the Town of Arlington Dept. of Health and Human Services and the Arlington Historical Commission to address immediate structural and safety issues of the Carriage House, and also to preserve historic and aesthetic aspects of a building that is integral to the Whittemore-Robbins complex.

The current use of the Carriage House is storage to support the rental functions of the Whittemore-Robbins house (generating approximately \$50,000 in annual Town revenue). The proposed work would prevent further deterioration and preserve the building for its present use, and potential future uses, for the town. It is a first step to address critical issues; more work will need to be done as the town's needs for the building evolve.

The project will be jointly managed by the Dept. of Health and Human Services and the Arlington Historical Commission, with support from a project committee. All construction will meet the U. S. Secretary of the Interior's Standards for Rehabilitation and performed to professional standards



Rehabilitation of the Whittemore-Robbins Carriage House

Goal: Historic Preservation

Historical Significance

The Whittemore-Robbins Estate, including the Carriage House, was built in the early 1800s. In 1890, the buildings were moved to their present location to make space for the Robbins Library. In 1931, the Whittemore-Robbins Estate was given to the Town by the Robbins Family. In 1997, the Town of Arlington began renting the Whittemore-Robbins House for events. Revenue from events is used to maintain the facility. The Arlington Youth Counseling Center is housed in the Whittemore-Robbins House today.

Whittemore-Robbins Estate

One of the few remaining intact estates.



Carriage House

One of the few remaining stables in Arlington.

Robbins Family

Strong historical figures in Arlington.

Contributions include:

- Whittemore-Robbins Estate
- Robbins Library
- Town Hall and Gardens



State and National Register of Historic Properties

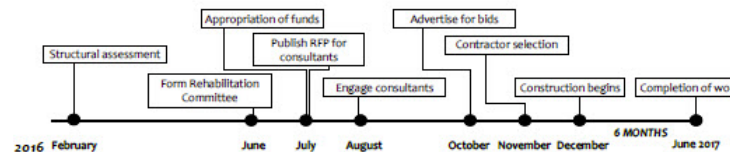


Building Rehabilitation

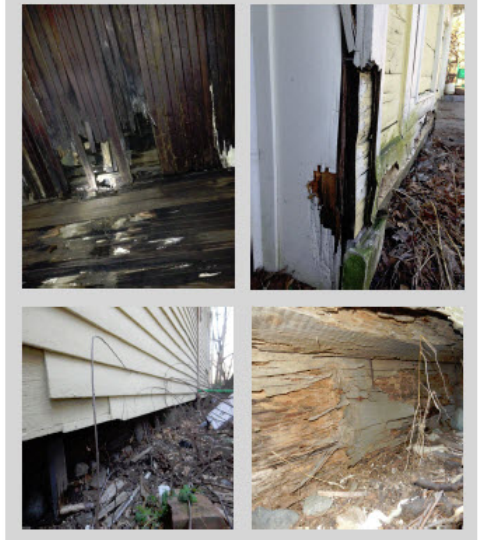
Per MacLeod Consulting Report dated 2/21/16, there are four major categories of repair:

- 1) Foundation repairs
- 2) Framing: shore beams, joists; replace rotted purlins
- 3) Make building weather tight: building envelope
- 4) Apply preservative treatment

Timeline



Current Conditions



Budget

Item	Cost
Construction	\$ 208,000
Engineering/Design	\$19,000
Owner Contingency	\$ 52,000
Preservation Consultant	\$ 10,000
Total Budget	\$ 289,000

Budget presented in preliminary report prepared by MacLeod Consulting

Town of Arlington
Department of Health and Human Services



Robbins Farm Park Field & ADA Renovation

Applicant: Arlington Park & Recreation Commission | **Amount requested:** \$636,749

Categories: Open Space and Recreation **Schedule:** Completion Spring/Summer 2017

Project management: Director of Recreation, Park & Recreation Commission, Stakeholders

Playing Fields Rehabilitation

- Baseball diamond & amenities improvements
- Soccer/lacrosse/multi-purpose field restoration (incl. irrigation)
- Hard surface sports court (basketball/skating)
- Improvements to accessibility



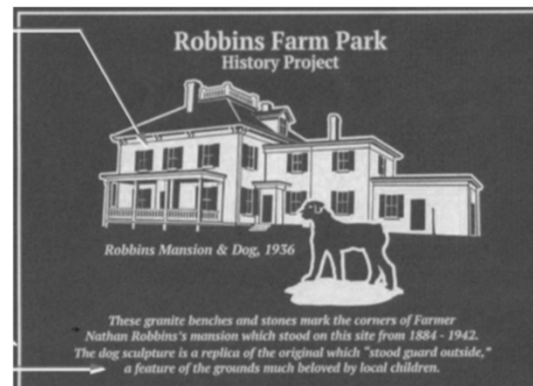
Est. Budget

\$594,974

(incl. \$44,600 ADA required site improvements)

Statue & Historic Landmark Installation

- Reclaimed granite installed to mark location of former Robbins mansion foundation
- Bronze dog statue recreation
- Historic plaque
- Site work for installation & accessibility



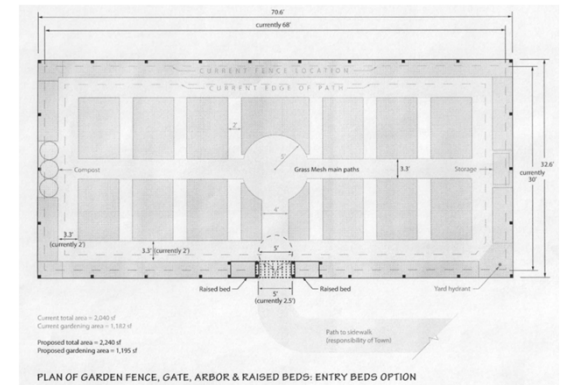
Est. Budget

\$38,700

(site work only – statue & plaque funded by FoRFP)

Community Garden Improvements

- Wider grass mesh interior pathways
- Addition of raised beds
- Improved fencing and entrance
- Accessible path to entrance

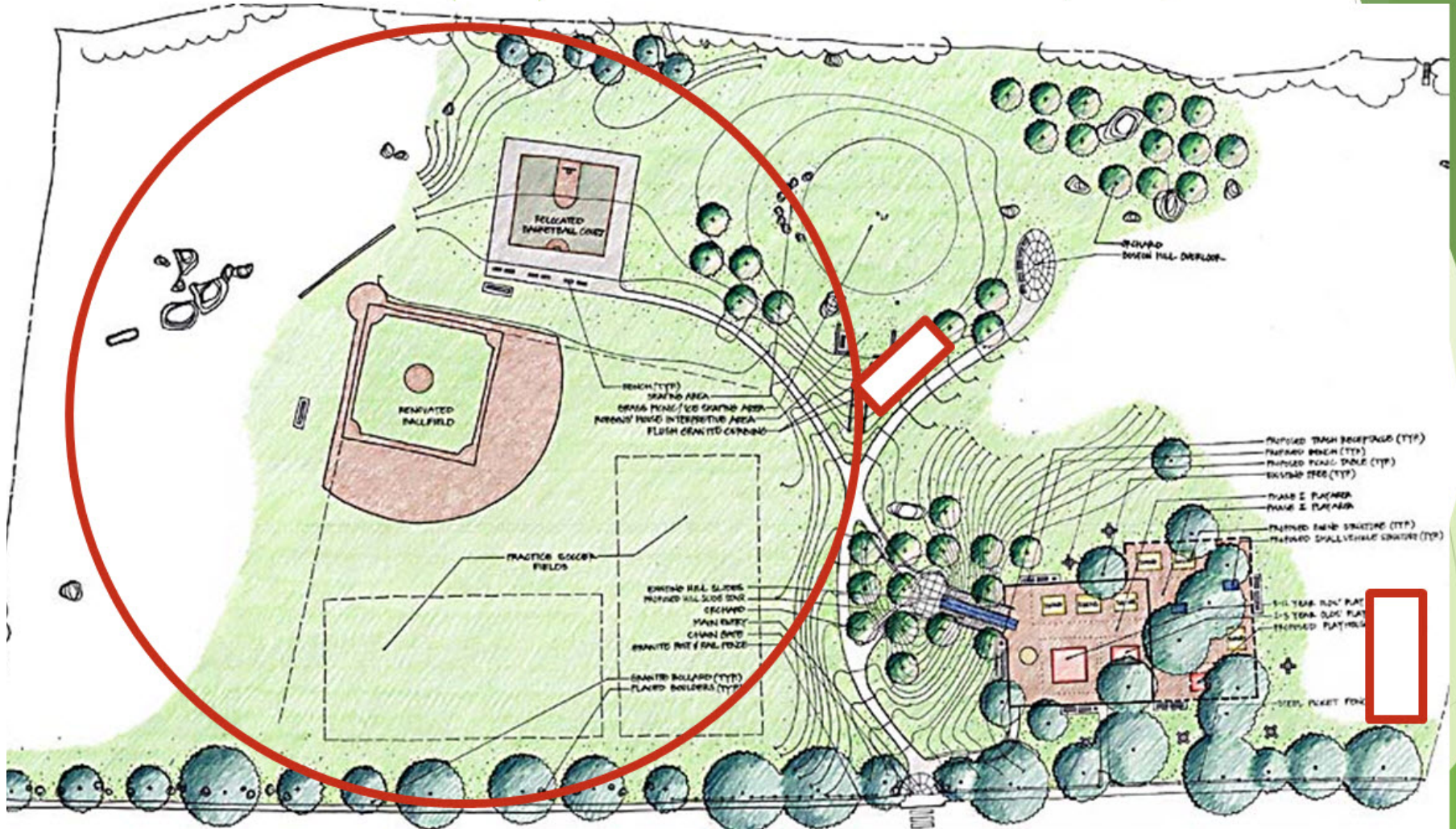


Est. Budget

\$3,075

(materials only – labor provided by gardeners) 18

Robbins Farm Park (RFP) Renovation Master Plan (2002)



**Phase 2 Areas of focus:
Playing fields rehab; Historic statue restoration; Community Gardens
improvements; ADA upgrades**

Chart 1
COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES (G.L. c. 44B, § 5)

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
DEFINITIONS (G.L. c. 44B, § 2)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field Does <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
ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Yes	Yes	Yes	Yes
CREATION To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	Yes	X	Yes	Yes
PRESERVATION Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes
SUPPORT Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable	X	X	X	Yes, includes funding for community's affordable housing trust
REHABILITATION AND RESTORATION Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Yes if acquired or created with CP funds	Yes	Yes	Yes if acquired or created with CP funds

CPA Committee Bios

Clarissa Rowe (Chair; Selectman Appointee) has been a registered landscape architect for over 36 years and, for the past 33 years, a founding principal at Brown, Richardson & Rowe, Inc., Landscape Architects and Planners in Boston. Clarissa's experience has included a variety of projects in both the public and private realms, including urban design and transportation, parks, waterfront parks, land reclamation, and historic preservation projects. During her tenure on the Arlington Board of Selectman from 2006 to 2012, Clarissa founded the Tourism and Economic Development Committee, co-chaired the successful 2011 Override campaign and was a leader in many community planning projects. She is also a long-time Town Meeting member. Clarissa is the past board chair of Preservation Massachusetts and the current board chair of the statewide Community Preservation Coalition, the technical organization that assists 160 Massachusetts communities vote to adopt and then implement the Massachusetts Community Preservation Act.

Eric Helmuth (Vice Chair; Selectman Appointee) has been a Town Meeting Member from Precinct 12 since 2010 and spearheaded the adoption of Electronic Voting in that body, serving as founding Chair of the Electronic Voting Committee from 2012 until its dissolution in 2015. He also serves on the Town Meeting Procedures Committee and the Information Technology Advisory Committee. In his ITAC capacity he worked extensively with the Town Manager's office on the redevelopment of the town website. He also led online communications for the 2011 Override campaign. Eric's professional career is in strategic digital communications for the nonprofit, health and political sectors. It has included senior consulting work in affordable housing, local government, and campaigns for state legislative office. He currently develops and markets web and mobile health interventions at Boston University School of Public Health.

Andrew Bengtson, AIA. (Selectman Appointee). Trained as an architect and urban designer, Andrew has over 10 years working as a registered architect in Massachusetts, primarily on commercial and higher-education buildings. Earlier in his career he worked in the field of affordable housing and housing in general. Currently he is at SGA Architects in Boston, re-positioning brick-and-beam former light-manufacturing buildings into contemporary work and collaboration spaces. His family has lived in Arlington nearly ten years and this year will be his third as a Town Meeting Member.

Michael Cayer is the Arlington Redevelopment Board (ARB) member representative to the Community Preservation Act Committee. Mike has been a member of the ARB for 5+ years, a Town Meeting Member for 10+ years and a resident of Arlington for 20 years. He is the general counsel of Acquia Inc., a VC-backed private technology company based in Boston with approximately 750 employees worldwide and more than \$100 million in annual revenue. Over the past 20 years, Mike has served as general counsel to several private and public companies, leading IPOs, sales, acquisitions and day-to-day commercial and legal operation.

David J. Levy (Selectman Appointee) is an affordable housing professional in the Metro-Boston area, and currently serves as Principal of New Seasons Development, a for-profit real estate consulting and development company. He has worked in affordable housing since the 1990s and led the Housing Corporation of Arlington (HCA) as Executive Director from 2003 to 2012. Shortly after leaving HCA, David served for almost two years as a senior housing specialist at MassHousing, the Commonwealth's Housing Financing Agency, where he worked with other state and private lenders to underwrite affordable housing loans for the state's Affordable Housing Trust Fund.

Leslie Mayer (Park & Recreation Commission representative) is a longtime Arlington resident who has been active in the community for many years. She has served on a variety of committees, including the Open Space Community, chair of the Arlington Reservoir Committee, co-chair of the Vision 2020 Standing Committee, president of the Peirce School PTO, a board member of the Arlington Education Foundation and member of the Title IX Committee and Activate Arlington. Ms. Mayer also currently serves on the Arlington Park & Recreation Commission and is a Town Meeting Member from Precinct 21. Professionally, Ms. Mayer is a former information systems consultant with a degree in economics and for the last decade has provided administrative and customer support at a recreation center in a neighboring town.

Richard Murray is the Arlington Housing Authority (AHA) member representative to the Community Preservation Act Committee. Richard is a former member of the Arlington Board of Selectman, and he has served on the Housing Authority for over fifteen years. Richard is a former Arlington business owner and currently work as a Pharmacist in Lowell, MA

JoAnn Robinson (Arlington Historical Commission representative) has been on the Historical Commission since 1995. She is a landscape historian and her work with the Town has included collaboration on a Master Plan for the Arlington Civic Block and several historic preservation grants for ongoing rehabilitation of the civic block landscapes. Currently she works for the Isabella Stewart Gardner Museum. Prior to that she worked for landscape architects and taught landscape history at the Boston Architectural College for over 10 years. Currently, she serves as the vice-chair of the Park Overseers for the Emerald Necklace Conservancy. JoAnn's first career was as a marketing manager at Digital Equipment Corporation for 15 years.

Chuck Tirone (Conservation Commission representative) is a 28-year Arlington resident and a member of Arlington's Conservation Commission for the past 11 years. He provided staff support from 2003 to 2007 at Massachusetts Association of Conservation Commissions, and was the Assistant Conservation Administrator for the Town of Boxford from 2007-2014. As part of his duties Chuck was staff support to the Lakes Ponds and Streams Committee, writing grants and surveying ponds for invasive management permitting, assessing and ranking the needs of each pond in the Town of Boxford. He is currently the Conservation Administrator for the Town of Reading. As a Wetland Professional, US Army Corps of Engineers Wetland Delineation Methods professional, and Certified Professional in Erosion and Sediment Control, Chuck provides regular and comprehensive reviews of project applications as part of inter-departmental sign-off procedure for the WPA and Reading Bylaw. He conducts regular on-site inspections to verify the wetland, flags the limit of work and also monitors active construction sites. Chuck is a licensed construction professional with 29 years of experience in all phases of residential and commercial construction, and expertise in the Massachusetts Building Code and regulations, contract negotiations, project estimates, impending design problems, site plans, and site management.