

Proposed FY20 CPA Projects

HISTORIC PRESERVATION

1. Whittemore Park Revitalization – Phase 1

Town of Arlington, Department of Planning and Community Development

Amount Requested: \$415,013 - 540,429

Total Project Cost: \$1,474,194

The Whittemore Park was created in 1989 when the Jefferson Cutter House was moved to its present site at the corner of Massachusetts Avenue and Mystic Street. The park itself contains a small section of railroad track, the remains of a railroad line built around 1846. Today the park and its parking lot are located at the heart of the town and hosts many community and arts-related events throughout the year.

FY18 CPA funds were used to devise the plan and conceptual designs for this project. The requested funds would provide for the implementation of the first phase of the revitalization plan of the park (detailed plans and construction). The improvements planned for the first phase are renovations to the portion of the park in front of the Jefferson Cutter House: creation of a circuit path, removal of trees, planting new trees, renovations to the rail corridor, and improvements to the central lawn. Future phases would cover new accessible paths to the museum, improvements to the rear stairway, replacement of an existing side garden, creation of a new pedestrian plaza and more.

2. Tercentenary Marker Restoration

Town of Arlington, Town Manager's Office

Amount Requested: \$3,500

Total Project Cost: \$3,500

Arlington is home to two historical markers erected in 1930, the tercentenary of the foundation of the Massachusetts Bay Colony. One of these signs marks the property of the Jason Russell House, and the other marks the site of a road that led to Captain George Cooke's grist mill, the first built in the area. The sites have notable historical value in the context of Arlington's early history as a milling village implicated in Revolutionary history, and the signs themselves provide insight into the historical attitudes of the 1930s by the inscriptions on them. However, both signs have fallen into disrepair, with major corrosion and paint loss visible on the markers and their posts. This project would repair and preserve these public monuments to Arlington's history and historiography through anti-corrosion action, restoration and repainting of the posts and markers.

3. Old Burying Ground Restoration - Phase I

Town of Arlington - Cemetery Commission and Historical Commission

Amount Requested: \$379,144

Total Project Cost: \$2,000,000

The Old Burying Ground is a historic cemetery in Arlington that was in use from 1736-1843. It contains numerous historical graves and tombs from this time period, perhaps the most notable being the 19-foot tall stone obelisk marking the tomb of the minutemen killed in the Battle of Menotomy. This project would repair/rebuild the perimeter wall along Peg Spengler Way as its first priority, due to its advancing state of disrepair, existing spot failures and possibility of

collapse. This perimeter wall is integral to the adjacent mound tombs. Other work includes tree pruning and targeted removals to prevent further damage and loss.

4. Whittemore Robbins Cottage Exterior Rehabilitation

Town of Arlington, Department of Health and Human Services

Amount Requested: \$154,000

Total Project Cost: \$640,000

The Whittemore Robbins cottage is one of three structures within the Whittemore Robbins Estate which was built in the early 1800s, and moved to their present location in 1890 to make space for the Robbins Library. In 1997, the main Whittemore Robbins mansion, the home of the Arlington Youth Counseling Center, was rehabilitated. In 2017, the Whittemore Robbins Carriage House exterior was rehabilitated through CPA funding, and this project seeks to perform the same work on the adjacent Cottage, which has fallen into disrepair. Through the Arlington Capital Budget process, the Health and Human Services Department sought funds to rehabilitate the interior of the building through the addition of new offices and restrooms due to increasing demands on the building by the Arlington Youth Counseling Center and events held in the nearby area.

OPEN SPACE AND RECREATIONAL LAND

5. Arlington Reservoir Project – Phase 2

Recreation Department

Amount Requested: \$500,000

Total Project Cost: \$4,500,000

The Arlington Reservoir is a special place to many residents, providing both active and passive recreational opportunities in its water. Considerable study has determined that the Reservoir is in need of considerable upgrades. CPA funding from past years paid for a planning and design phase, and Phase I of the project, now in progress, that will upgrade the pump systems and pump building. This appropriation would commence Phase II. Among the improvements planned for Phase II are: Trail and Perimeter Improvements, Bath House Renovations, Parking Lot and Fence Improvements, a Boat Ramp, Beach Infrastructure Improvements, Signage, and many other renovation considerations. Phase 2 is expected to cost \$3.5 million; this round of CPA funding would pay for design and engineering documents, demolition, and site preparation.

6. North Union Playground Reconstruction

Recreation Department

Amount Requested: \$325,000

Total Project Cost: \$425,000

The North Union Playground is a playground in East Arlington, and one of the most heavily used in the town. The equipment was installed in 1996, has exceeded its useful life expectancy, and is in need of replacement. The surfacing of the playground was redone 10 years ago, but is failing and must be addressed. This project would support the replacement of the play equipment and surfacing, as well as the landscaping, path connections, and furnishings of the playground. Representative Garballey secured \$100,000 from the state budget for the project, and over 100 residents have mobilized to support the work.

7. Study of Spy Pond Field Bleachers

Arlington Department of Public Works

Amount Requested: \$53,000

Total Project Cost: \$53,000

The Spy Pond Field is a multi-use sports venue which hosts baseball, little league, soccer, and lacrosse. The original concrete bleacher construction dates back to 1910, and the facility is in a significant state of disrepair. In 2014, a structural engineering consultant, expert in the restoration of concrete structures, concluded that the structure would cost between \$468,000 and \$840,000, not including the cost of making the facility ADA-compliant. Before moving forward with the restoration, this project would study the current use and need of the structure, and take input from the community. This project would evaluate the current use of the structure as well as engage the public and key stakeholders through the formation of a working group and three public meetings, in order to map the desired future of the facility as a whole.

COMMUNITY HOUSING

8. Winslow Towers Building Envelope Repair

Arlington Housing Authority

Amount Requested: \$500,000

Total Project Cost: \$2,080,163

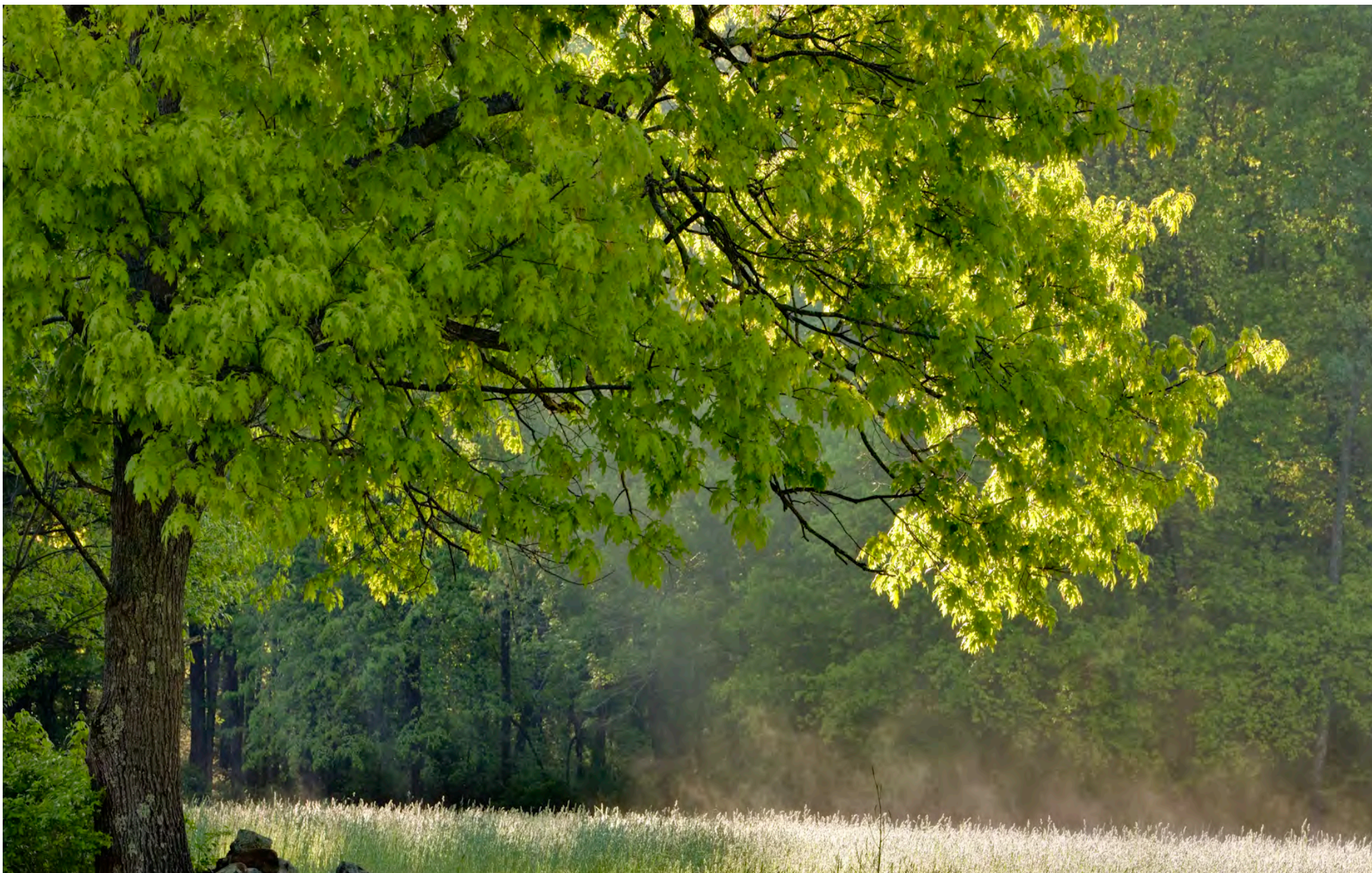
Winslow Towers is a 13-story building owned and operated by the Arlington Housing Authority and provides 132 units for elderly/disabled residents. There are active water leaks through the enclosure in multiple units. Appropriate studies and cost estimates are in place for addressing water infiltration, facade distress conditions, window replacement, sealant replacement, and asbestos remediation. This project would leverage \$500,000 in CPA funds and \$550,000 from AHA operating reserves as the local match for DHCD grants to cover the balance of the total cost. CPA funds will be dedicated to the replacement of windows.

CPAC FY20 Provisional Recommendations

Project/Expenditure	Applicant	Amount Requested	Notes
Historic Preservation			
1 Whittemore Park Revitalization - Phase 1	Planning and Community Development	\$ 415,013	Amt. will be increased (max. \$540,429) if CDBG contributes to North Union Playground
2 Tercentenary Marker Restoration	Town Manager's Office	\$ 3,500	
3 Old Burying Ground Restoration - Phase 1	Cemetery & Historical Commission	\$ 379,144	
4 Whittemore Robbins Cottage Exterior Rehabilitation	Health and Human Services	\$ 154,000	
Open Space/Recreation			
5 Arlington Reservoir - Phase 2	Recreation Department	\$ 500,000	
6 North Union Playground	Recreation Department	\$ 325,000	Will be reduced if CDBG partially funds this project (remainder to Whittemore Park)
7 Study of Spy Pond Field Bleachers	Department of Public Works	\$ 53,000	
Community Housing			
8 Winslow Towers Envelope Repair	Arlington Housing Authority	\$ 500,000	
	Project Funding subtotal	\$ 2,329,657	
Non-project appropriations			
9 CPAC administrative expenses		\$44,801	Salary offsets, dues, project signage, supplies (2.75% of annual CPA revenue)
10 Reserve appropriation		\$0	
	Total Project and Admin Expenses	\$ 2,374,458	
	Estimated Funds available for appropriation	\$ 2,374,458	
	Surplus/(Deficit)	\$ -	

Estimated Funds available for appropriation

FY20 Local CPA Surcharge	\$	1,458,403	
FY20 State Match	\$	170,740	(12% state match projected)
Fund Balance	\$	745,315	
Total Estimated Funds available for appropriation	\$	2,374,458	



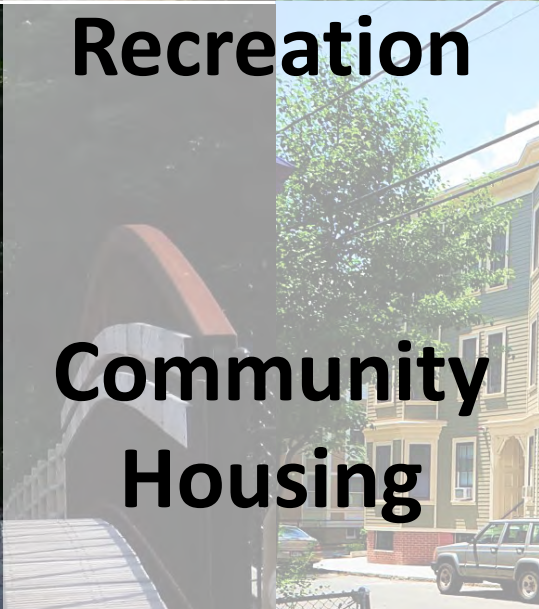
Community Preservation Act Committee
Presentation to Select Board 2/25/19

CPA Project Areas



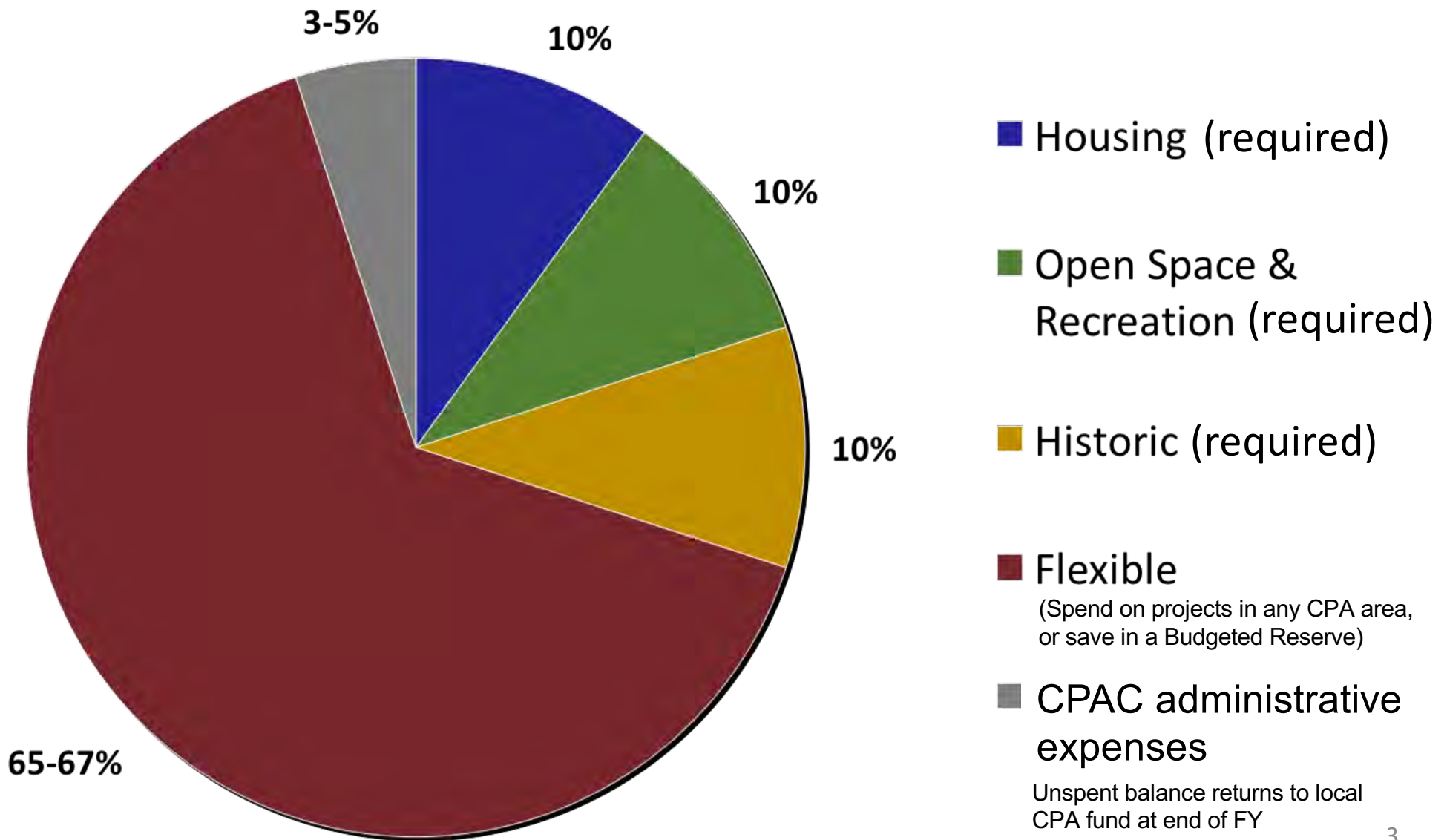
Historic Preservation

Open Space & Recreation



Community Housing

Annual CPA Spending



Whittemore Park Revitalization: Phase 1



Recommended funding: \$415,013 - 540,429*

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Tercentenary Marker Restoration

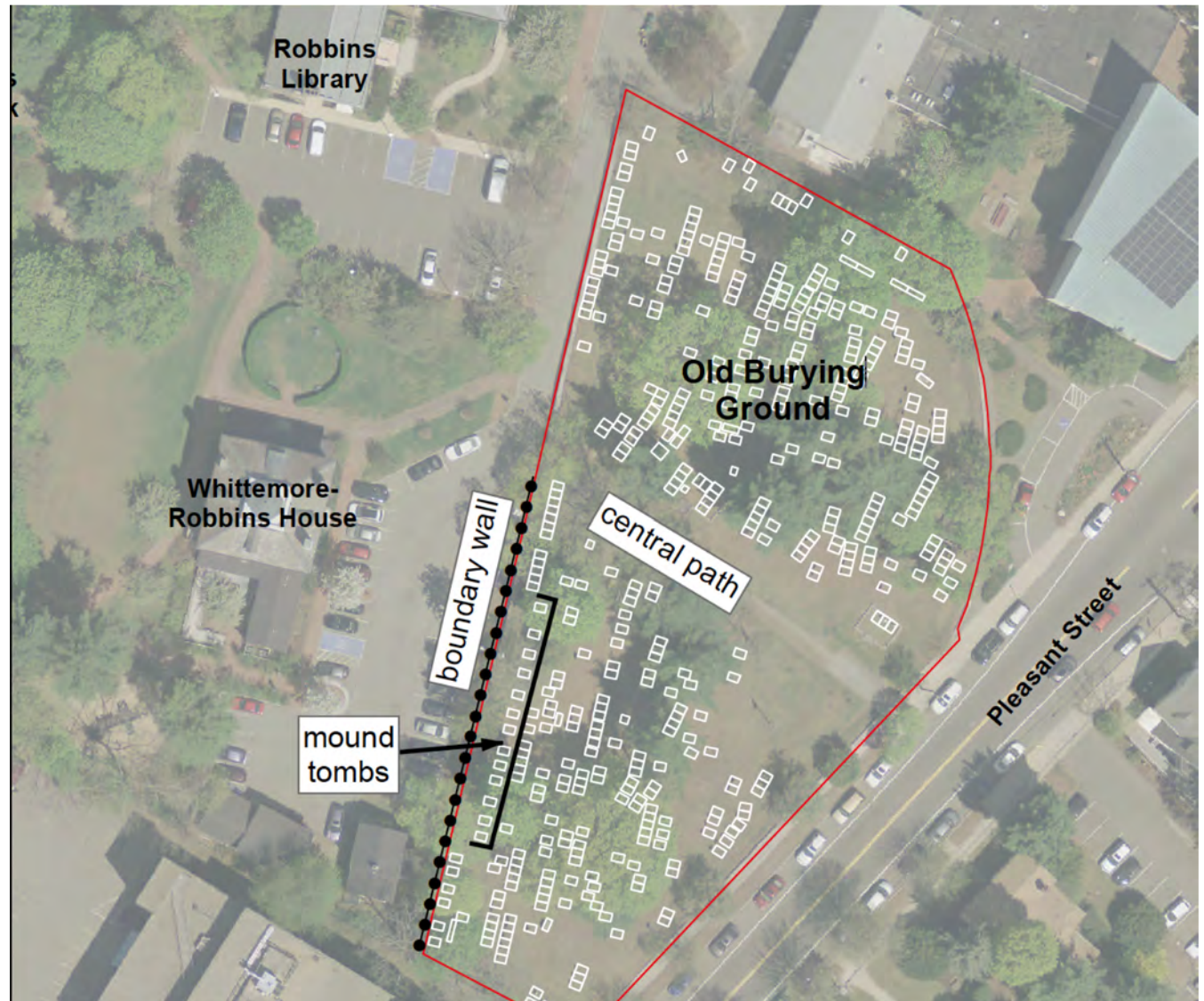


Recommended funding: \$3,500

Old Burying Ground

Phase 1 Restoration

**Recommended
funding:
\$379,114**



Whittemore Robbins Cottage



Recommended funding: \$154,000

Arlington Reservoir Phase 2

Trail, Perimeter, Bath House, Parking Lot, Fences

Design & engineering documents; site preparation

Recommended funding: \$500,000



North Union Playground



Recommended funding: \$325,000*

Study of Spy Pond Field Bleachers

Use, Need and Community Input



Recommended funding: \$53,000

Winslow Towers Envelope Repair



Recommended funding: \$500,000

FY20 CPA Budget

CPAC FY20 Provisional Recommendations

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