



# **Town of Lexington**

## **Community Preservation Committee**

### **Report to**

## **Special Town Meeting 2021-1**

**Article 6: Community Preservation Committee,  
Community Preservation Act Projects**

**Submitted by:**

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*Approved October 28, 2021*

## **ARTICLE 6 (a)**

<b>Project:</b>	<b>Park and Playground Improvements- Sutherland Park Supplemental</b>
<b>CPA Category:</b>	<b>Recreational Resources</b>
<b>Amount Requested:</b>	<b>\$ 75,000</b>
<b>Amount Recommended:</b>	<b>\$ 75,000</b>
<b>CPC Vote:</b>	<b>(8-0-1)</b>

### **Project Description:**

This FY22 supplemental request will fund the installation of additional play equipment for children five to twelve years old at Sutherland Park. The 2020 Annual Town Meeting appropriated \$95,000 under Article 10(i) for the update and replacement of playground equipment and installation of a bike rack at Sutherland Park. This request will bring the total Sutherland Park Improvements project cost to \$170,000.

At the recommendation of the ADA Compliance Study that was completed in 2017, the 2020 Town Meeting-approved project included the installation of poured-in-place safety surfacing leading to a new play structure and accessible swing, an accessible route to the dugouts at the baseball field was created and an accessible path has been extended from the existing asphalt path to the water fountain near the entrance of the park. This new playground installation was designed for children two to five years old. The supplemental request will provide accessible play equipment for children five to twelve years in addition to the equipment currently on the site. Sutherland Park is a 20 acre property located at the end of Sutherland Road and has a space to accommodate additional play equipment without impacting the existing amenities.

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

- Provide accessible play equipment for children five to twelve years old in addition to the equipment currently on the site designed for children two to five years old;
- Expand access to more outdoor recreation opportunities to encourage social, emotional and gross motor skills for school aged children; and
- Provide access to a year-round play structure that is currently not available in this neighborhood for five to twelve year olds.

### **Project Benefit:**

An additional structure would result in accessible play equipment for all children ages two to twelve. Supplemental funding would allow the life of the two pieces of equipment to be in line, avoiding multiple years of construction for replacement purposes.

### **Funding Request:**

The FY22 request is \$75,000.

## **ARTICLE 6 (b)**

<b>Project:</b>	<b>Parker Meadow Accessible Trail Construction Supplemental</b>
<b>CPA Category:</b>	<b>Recreational Resources</b>
<b>Amount Requested:</b>	<b>\$ 235,750</b>
<b>Amount Recommended:</b>	<b>\$ 235,750</b>
<b>CPC Vote:</b>	<b>(9-0)</b>

### **Project Description:**

This FY22 supplemental request will fund the increased construction costs for the Parker Meadow Accessible Trail. The 2020 Annual Town Meeting appropriated \$551,026 under Article 10(k) for the construction phase of the universally accessible passive recreation trail system project at Parker Meadow Conservation Area. This request will bring the total Parker Meadow Accessible Trail Construction project cost to \$786,776.

Parker Meadow Conservation Area, a Town-owned property, was acquired in cooperation with the Commonwealth of Massachusetts in the 1970s. Parker Meadow is a 17-acre parcel located near Lexington Center with access off the Minuteman Bikeway. Phase 1 design funds were approved at the 2014 Annual Town Meeting under Article 8(1).

Bidding in spring 2021 resulted in three responses over budget, with the bids over by \$205,000 due to the costs of construction materials significantly increasing and the demand for construction projects due to the COVID-19 global pandemic.

Lexington currently provides limited ADA passive recreational access to its open space. A universally accessible passive recreation trail system will create barrier-free access to one of Lexington's popular open space properties for members of the public with physical, vision and auditory limitations. Parker Meadow is an ideal Town-owned property for universally accessible upgrades because it is located near the center of Town, easily accessible from the Minuteman Bikeway, includes an existing parking area and trail system and possesses little in the way of grade changes. In addition, Parker Meadow is within close proximity to the Douglas House, a non-profit organization that provides appropriate, affordable and supportive housing for survivors of brain injury. Without supplemental funds, the Conservation Commission would either have to abandon proceeding with the project all together or reduce the scope of the project significantly where the project would no longer fully meet ADA standards.

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

- Construct a universally accessible passive recreation trail system at Parker Meadow;
- Create a barrier-free access to open space via a passive recreational trail system;
- Promote public use of recreational and open space among a wide variety of user types; and
- Provide access to programs and facilities for residents with disabilities in compliance with ADA standards.

**Project Benefit:**

The proposed construction of a universally accessible passive recreational trail system will allow Lexington to offer open space opportunities that possess barrier-free passive recreational access to members of the public with physical, vision, auditory or other limitations.

**Funding Request:**

\$235,750 is requested for FY22 for supplemental funding.

## **ARTICLE 6 (c)**

<b>Project:</b>	<b>Old Reservoir Bathhouse Construction</b>
<b>CPA Category:</b>	<b>Recreational Resources</b>
<b>Amount Requested:</b>	<b>\$ 0</b>
<b>Amount Recommended:</b>	<b>\$ 0</b>
<b>CPC Vote:</b>	<b>(9-0)</b>

### **Project Description:**

The Old Reservoir Bathhouse was built in 1975 and is a heavily used recreation facility with an average of 2,000- 6,000 visitors per season, weather permitting. In addition to being open for swimming during the summer, there are family fishing clinics at the Old Reservoir in the fall, winter and spring each year with an approximate attendance of 75 participants. The facility also has non-motorized boating reservations and hosts special events for local service organizations each year. It is estimated that attendance for these activities ranges between 400-500 annually. While the facility continues to operate safely, the Bathhouse was last renovated in 2000. This is the second phase of a two-phase approach; the feasibility study, design and engineering costs associated with the renovation phase were appropriated at the 2018 Annual Town Meeting.

The 2019 Annual Town Meeting appropriated \$620,000 under Article 14(g) to renovate the Old Reservoir Bathhouse. The project would have included renovation of the Bathhouse, including installation of all new fixtures (showers, toilets, sinks and drinking fountain), replacement of the existing roof, plumbing system and reconfiguration of the main entrance. The project went out to bid in the spring of 2020 and all bids received were significantly higher than the allocation. Based on the findings of the feasibility study completed in 2017 and due to cost implications, the decision has been made to construct a precast concrete structure rather than renovating the existing bathhouse. The total cost of the revised project is anticipated to come in within the original appropriation.

The revised project will include the installation of a precast concrete building providing accessible restrooms, showers and custom features to meet the programmatic needs of the building and park. Accessible pathways and parking spaces will be installed from the Bridge School entrance. A new shade structure may be installed and the accessible mat to the water may be replaced creating a facility that is welcoming to people of all ages and abilities. The current facility will remain in place and be repurposed for programmatic use unless the budget allows for demolition and removal of the bathhouse.

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

- Construct a precast concrete building to comply with ADA standards;
- Install accessible pathways and parking spaces to comply with ADA standards; and
- Provide a safer and more attractive environment for patrons.

### **Project Benefit:**

As existing fixtures in the Bathhouse continue to age and deteriorate, more frequent repairs and maintenance will be needed to ensure that the building remains safe for all users. A precast

concrete installation will prevent such costly repairs and maintenance. The construction will ensure the safety and well-being of patrons and staff.

**Funding Request:**

\$0 is requested for FY22 funding.

<b>APPROPRIATED TO DATE</b>	
(by category as of October 1, 2021)	
<b>CATEGORY</b>	
COMMUNITY HOUSING	\$11,574,512
HISTORIC RESOURCES	\$33,812,301
OPEN SPACE	\$18,756,266
RECREATIONAL RESOURCES	\$16,717,898
<b>TOTAL</b>	<b>\$80,860,977</b>
ADMINISTRATIVE EXPENSES	<u>\$2,100,000</u>
<b>TOTAL APPROPRIATIONS TO DATE</b>	<b>\$82,960,977</b>

<b>AVAILABLE FOR APPROPRIATION AT SPECIAL TOWN MEETING, October 2021</b>	
<b>AVAILABLE BALANCES</b>	
COMMUNITY HOUSING RESERVE	\$1,953,349
HISTORIC RESOURCES RESERVE	\$87,138
OPEN SPACE RESERVE	\$409,909
UNBUDGETED RESERVE	\$3,626,200
UNDESIGNATED FUND BALANCE	\$1,831,145
<b>TOTAL</b>	<b>\$7,907,741</b>