

# Community Preservation Committee Town of Arlington

## CPA Funding – FY2018 Final Application

One (1) electronic copy and three (3) hard copies of the completed Application must be submitted to the CPC by **Friday, December 9, 2016 in order to be considered for the 2017 Annual Town Meeting**, with the electronic copy sent to [AFidalgo@town.arlington.ma.us](mailto:AFidalgo@town.arlington.ma.us) and the hard copies to:

Community Preservation Committee c/o Amy Fidalgo  
Town of Arlington, 730 Massachusetts Ave., Arlington, MA 02476

Applications will be date stamped and assigned control numbers in the order that the hard copies are received.

**Project Title** Arlington Reservoir Master Plan & Survey

**Applicant/Contact Person** Jon Marshall; Leslie Mayer; Don Vitters; David White; Cori Beckwith

**Organization** Arlington Park & Recreation and Conservation Commissions; Arlington Reservoir Committee

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**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

CPA Category (*select one*):

Community Housing  Historic Preservation

Open Space  Recreation

**Amount Requested** \$100,000

**Total Project Cost** not to exceed \$100,000

**PROJECT DESCRIPTION:** Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

1. **Goals:** What are the goals of the proposed project?

The Park & Recreation Commission, in collaboration with the Conservation Commission, is looking to engage in a comprehensive master planning process that will define the capital improvement projects and estimated funding needed to allow us to preserve, restore, rehabilitate and enhance the habitat, watershed, conservation and recreational value of the area and to complete a detailed survey to delineate the boundaries of Town of Arlington owned land - both in Arlington and in Lexington. The following ecological and recreational aspects will be part of the process:

- a *Engage in an extensive public visioning/input process that will include members of the general public, as well as all major stakeholders;*
- b *Assess water quality (nutrients, dissolved oxygen, etc.), and habitat for aquatic animals (fish, turtles, muskrats) and water birds;*
- c *Analyze the berm surrounding the beach swimming area and all mechanical systems necessary for beach operation;*
- d *Evaluate all water inflows – Quality and quantity of water inflow from Munroe Brook and the two Lexington storm drain outlets. Overland and ground water quantities and effects;*
- e *Recommend upgrades to the swimming area beach and lawn areas;*
- f *Define improvements to parking area to make it more usable, while also protecting the Res from runoff and contamination and providing safe pedestrian access;*
- g *Identify renovations required to existing beach amenities (bathhouse, playground, concession stand, fixtures, etc.);*
- h *Determine the feasibility and potential location for a boat ramp to be used recreationally for small boat launching and to assist in invasive water-chestnut removal;*
- i *Recommend possible additional recreational amenities to support multiple year-round public use at the beach and in surrounding areas owned by the Town of Arlington, including upgrades to the natural walking paths;*
- j *Incorporate accessibility needs, as identified in the Town’s ADA Self-evaluation Study conducted by IHCD in 2015;*
- k *Identify measures to control shoreline and bank erosion, while providing controlled access to the water for fishing and other activities;*
- l *Create an inventory of land and aquatic plant species, identifying those with positive habitat value and making recommendations for improvements;*
- m *Identify options for control of invasive land & aquatic vegetation and nuisance geese;*
- n *Assess overall tree health, landscaping, and identify plant species on the land surrounding the Res;*
- o *Recommend repairs and/or replacement of fencing along Lowell St.;*
- p *Make suggestions for graphics and signage;*
- q *Complete a land survey to determine exact boundaries of Town of Arlington owned land;*

- r *Create a survey of wetland areas (in and adjacent to the Reservoir) and identify issues/potential solutions;*
- s *Review and recommend appropriate protocols for managing the water level for recreational, ecological and flood control purposes;*
- t *Identify permitting requirements for an environmentally sensitive area that spans multiple jurisdictions;*
- u *Develop preliminary estimated costs for design, engineering, construction and project management and suggestions for project phasing;*
- v *Assist with documentation required to secure project funding for implementation of the plan from potential sources (CPA, state and/or federal grants, CDBG, Town of Arlington capital, etc.)*

2. **Community Need:** Why is the project needed? Does it address needs identified in existing Town plans?

The Arlington Reservoir (the Res) was originally built as part of a municipal water supply system, but has served for more than a century as a much used natural recreation, conservation and habitat area. The Town significantly improved the beach in the late 1970s, adding filters and an embankment to separate the swimming area from the rest of the Reservoir. The entire Reservoir area, especially the perimeter path, is used by community members and others year-round for a variety of passive and active recreational activities, including walking, jogging, bird-watching, fishing, non-motorized boating, skating, dog walking and gardening.

During the months of June, July and August, the Town operates a gated, chlorinated and filtered sandy beach for resident and non-resident tag holders. The beach area includes a bathhouse, concession stand, pump house with water systems, picnic tables, benches and playground. The area surrounding the beach has a dam for flood mitigation, a natural parking lot, wooded conservation lands, a volunteer maintained habitat garden and a slightly less than one mile walking/jogging/cross-country path that encircles the water.

The total area of the Res and its shoreline is approximately 65 acres. Although all of the Res and its shoreline is owned by the Town of Arlington, about half of the area is located in the neighboring Town of Lexington. It is part of the watershed connecting Arlington's Great Meadows in Lexington to the Mystic Lakes and Mystic River via Mill Brook and would serve as the gateway to a conceptually envisioned Mill Brook linear pathway.

In 2002-2003, a collaborative effort between the Arlington Public Schools art/science programs, the Arlington Center for the Arts (ACA) and the Arlington community resulted in the exploration of the ecosystem of the Arlington Reservoir. “*A Tour of the Arlington Reservoir*” guide, which documented issues in the area, was produced, and the area was introduced to several classes of elementary school students as a field study opportunity.

<http://www.arlington2020.org/reservoir/Res%20Tour%20v2.pdf> (attachment A)

In 2006, the Town successfully completed a major award-winning engineering project to rehabilitate the earthen dam. This project ensured the dam's continued safe operation, while protecting the natural landscape. In 2010 the Reservoir Committee established a native plant wildlife habitat garden adjacent to the new emergency spillway. However, many of the issues

identified in the guide still exist, and the infrastructure of the beach, which was constructed in the 1970's, is in dire need of upgrades.

The following Town planning documents have also identified the need to address issues at the Arlington Reservoir:

- Town of Arlington Master Plan indicates that “*Arlington Reservoir faces nonpoint pollution problems from pesticides and fertilizers from a nearby farm and surrounding homes. Water chestnuts are also a problem that the Town tries to control by manual and mechanical harvesting during the summer. Two storm drains on the Lexington side of the Reservoir also are sources of pollution.*”
- Town of Arlington Capital Plan has the Reservoir project as the recreation priority for FY2018 & FY2019.
- Beginning on page 126 of the Town of Arlington Open Space Plan Action Plan, 2015-2022, (<http://www.arlingtonma.gov/home/showdocument?id=26593>) goals and objectives related to the Arlington Reservoir are identified. (*attachment B*)
- Arlington Park and Recreation Commission Capital Plan has prioritized a master plan for the Arlington Reservoir as its primary project for FY2018 to determine the future renovation work necessary.
- Arlington Park and Recreation Commission ADA Plan identifies the needs for accessibility. (*attachment C*)

**3. Community Support:** What is the nature and level of support for this project? Include letters of support and any petitions.

The Arlington Reservoir Beach is a revenue producing recreational asset that serves many of all ages in the general community. The following shows beach usage over the last ten years:

	<i>FY2009 Actual</i>	<i>FY2010 Actual</i>	<i>FY2011 Actual</i>	<i>FY2012 Actual</i>	<i>FY2013 Actual</i>	<i>FY2014 Actual</i>	<i>FY2015 Actual</i>	<i>FY2016 Actual</i>	<i>FY2017 Est</i>	<i>FY2018 Est</i>
<b>Reservoir Tags</b>										
Adult Resident	352	455	437	437	423	426	363	279	375	361
Child Resident	346	443	395	395	376	364	374	339	400	362
Senior Citizen	51	70	71	71	60	59	74	68	75	67
Non Resident	13	13	24	24	6	3	0	0	0	3
Resident Family	290	379	340	340	511	470	459	325	500	416
Non Resident Family	17	34	27	27	30	0	0	0	0	6
Resident Family +1	59	70	64	64	74	109	11	79	10	65
Non Rest Family +1	1	3	6	6	0	0	0	0	0	0
<b>Total</b>	<b>1129</b>	<b>1467</b>	<b>1364</b>	<b>1364</b>	<b>1480</b>	<b>1431</b>	<b>1281</b>	<b>1090</b>	<b>1360</b>	<b>1279</b>
<b>Reservoir Passes</b>										
Total Daily Passes	4482	6081	4717	5730	5375	6172	9565	8806	7500	8500

In addition to the general community using the beach during the summer, there are many users of the surrounding area in all seasons. Multiple stakeholders with interests in the waterbody and surrounding area include Arlington Park & Recreation Commission / Recreation Dept., Arlington and Lexington Conservation Commissions, Arlington

Department of Public Works, the Vision 2020 Arlington Reservoir Committee, Mystic River Watershed Association and Mill Brook Study Group of the Master Plan Implementation Committee.

Letters of support are provided in *Attachment D* from the following:

Anne Elhert; Carly Campbell; Charles Stauss; K.C. Kourtz; Janice Yellen and Robert Segal; Ann Leroyer (on behalf of Arlington's Open Space Committee); David White (on behalf of Arlington's Vision2020 Arlington Reservoir Committee); Susan Doctrow; Megan Lancelotta; Patrick Herron (on behalf of Mystic River Watershed Association)

4. **Project Documentation:** Attach any applicable engineering plans, architectural drawings, site plans, photographs, any other renderings, relevant studies or material.

- In the summer of 2013, a survey was conducted by the Recreation Department to help identify the needs for improvements at the beach and surrounding area. *Attachment E* highlights the results of this survey.
- ADA Self-Evaluation for the Reservoir area prepared by the Institute for Human Centered Design (IHCD) in 2014 (*Attachment C*).

5. **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones?

- Final CPC Reservoir Master Plan Application - 9 December 2016.
- Town Meeting Approval - Spring 2017.
- Select Master Plan Consultant - Spring 2017.
- CPA/Town Master Plan Funds Available - 1 July 2017.
- Survey/Existing Conditions/Public Meeting - Jul/Aug 2017.
- Preliminary Findings/Recommendations/Public Meeting - Sept/Oct 2017.
- Reservoir Design/Construction CPC Preliminary Application - Oct 2017.
- Recommendations/Cost Estimate/Public Meeting - Oct/Nov 2017.
- Final Master Plan - Dec 2017.
- Reservoir Design/Construction CPC Final Application - Dec 2017.

6. **Credentials:** How will the experience of the applicant contribute to the success of this project?

- Arlington Park & Recreation Commission (APRC) in cooperation with the Town of Arlington Recreation Director(s) has a 45 year history of successful implementation of similar projects.
- All APRC projects are designed by registered landscape architects/engineers, constructed by qualified general contractors and coordinated with the Town of Arlington DPW and other departments.
- Summary of prior APRC projects completed from 2007 to 2016:  
*2017 – Robbins Farm Park - \$636,000*  
*2016 – Magnolia Park - \$455,000*  
*2015 – Spy Pond Tennis Courts - \$467,500*

2014 – Hibbert Park - \$288,750 and North Union Spray Park - \$197,500  
2013 – Florence Ave Park - \$435,000  
2011 – Wellington Tennis Courts - \$525,728 and Thorndike Off-leash Recreation Area (grant funded)  
2009 – Thorndike Parking Lot - \$170,000 and Summer Street Playground & Multi-generational Area - \$420,000  
2008 – Pheasant Avenue Park/Greeley Playground - \$418,400  
2007 – Menotomy Rocks Park - \$355,000 and North Union Playground - \$136,000

7. **Budget:** What is the total budget for the project and how will funds be sourced and spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may not be used for maintenance.)
  - Total - \$100,000 (\$30K for Master Plan, \$30k for Land Survey, \$30k for Ecological Assessment, \$10k for contingency)
  - See detail in Weston & Sampson proposal (*Attachment F*)
8. **Other Funding:** What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.
  - APRC Capital Budget Request for FY2018 - \$100,000;
  - Project implementation funding options to be explored, as part of the master planning activities of this project
9. **Maintenance:** If ongoing maintenance is required for your project, how will it be funded?
  - TBD as part of the master planning process
10. **Impact on Town Budget:** What, if any, potential secondary effects will your proposed project have on the Town's Operating Budget? Are there any capital projects that rely on the successful completion of your project?
  - The master planning activities are not expected to have any secondary effects on the Town's Operating Budget;
  - Capital projects to implement recommendations are dependent on completion of the master plan, ecological assessment and land survey

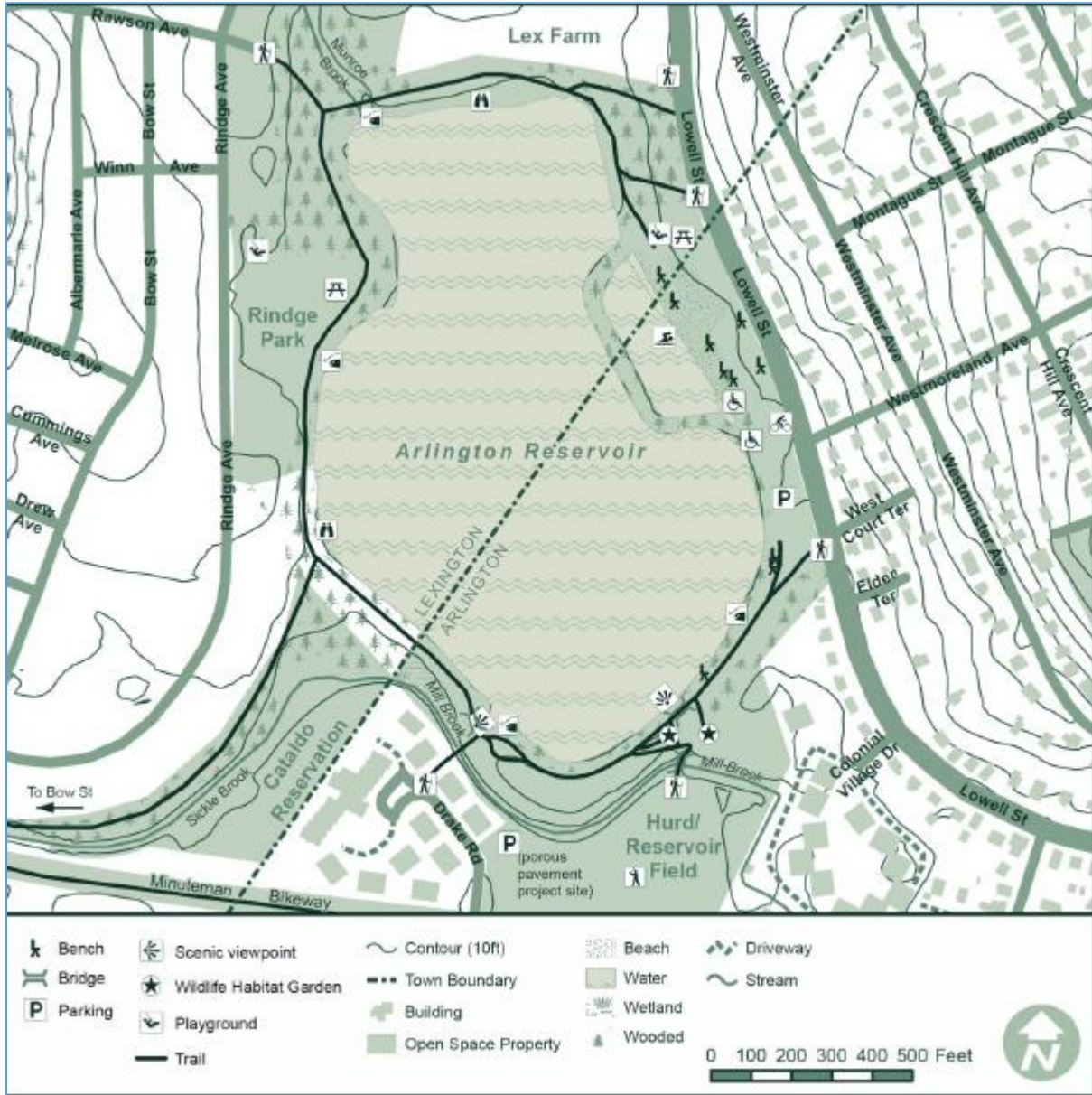
**ADDITIONAL INFORMATION:** Provide the following additional information, as applicable.

- **Control of Site:** Documentation that you have control over the site, such as a Purchase and Sales Agreement, option or deed. If the applicant does not have site control, explain what communications have occurred with the bodies that have control and how public benefits will be protected in perpetuity or otherwise.
- The site spans the municipalities of Arlington and Lexington with 21.3 acres in Arlington and 44.7 acres in Lexington. The Town of Arlington owns and manages the entire perimeter of the waterbody.

- Managing Agencies - Park and Recreation Commission / Dept. of Public Works / Conservation Commission / Town of Arlington.
- **Deed Restrictions:** In order for funding to be distributed, an appropriate deed restriction, meeting the requirements of Chapter 184 of Mass General Laws pursuant to section 12 of the Community Preservation Act, must be filed with the CPC. Provide a copy of the actual or proposed restrictions that will apply to this project.
  - No known deed restrictions required by Chapter 184.
- **Acquisitions:** For acquisition projects, attach appraisals and agreements if available. Attach a copy of the deed.
  - No acquisitions required.
- **Feasibility:** Provide a list of all further actions or steps that will be required for completion of the project, such as environmental assessments, zoning approvals, and any other known barriers to moving forward.
  - As part of the master planning process, an environmental assessment and land survey will be completed. There are no known barriers to completing the master plan.
- **Hazardous Materials:** Provide evidence that the proposed project site is free of hazardous materials or there is a plan for remediation in place.
  - There are no known hazardous materials on site. Prior work by Weston & Sampson to reconstruct the dam and spillway structures did not turn up any hazardous materials.
- **Permitting:** Provide evidence that the project does not violate any zoning ordinances, covenants, restrictions or other laws or regulations. What permits, if any, are needed for this project? Provide the expected date of receipt for necessary permits, and copies of any permits already acquired.
  - Permits for any work to be done will be required from both the Arlington and Lexington Conservation Commissions.
- **Environmental Concerns:** Identify all known wetlands, floodplains, and/or any natural resource limitation that occur within the boundaries of your submission.
  - One of the primary objectives of this project is to document all environmental concerns and potential solutions for this environmentally sensitive area.
- **Professional Standards:** Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed. Evidence that the applicant and the project team have the proven or potential capacity to conduct the scope and scale of the proposed project, as evidenced by project leaders with appropriate qualifications and technical experience or access to technical expertise.

- The project will be managed by the Director of Recreation and experienced members of the APMC with assistance from members of the Conservation Commission and any other relevant Town Departments or agencies.
- The project will be awarded to a professional services organization with appropriate design, engineering and environmental capabilities, such as Weston & Sampson - a firm with an interdisciplinary approach and qualifications as outlined here and in proposal (*attachment F*):
  - <http://www.westonandsampson.com/services/landscape-architecture/master-planning/>;
  - <http://www.westonandsampson.com/services/environmental-consulting/>;
  - <http://www.westonandsampson.com/services/civil-site-survey/survey/>
- Cost estimates for master planning, environmental assessment and land survey have been provided by Cheri Ruane of Weston & Sampson.
- **Further Attachments:** map showing location of the project.





REMINDER: Projects financed with CPA funds must comply with all applicable state and municipal requirements, including the state procurement law, which requires special procedures for the selection of products, vendors, services, and consultants. Project sponsors will be required to meet with Arlington’s Town Manager before the Town enters into any contracts or issues any purchase orders. However, this requirement can be waived if adherence to procurement procedures will be overseen by a Town Department Head or other MCPPO certified third party.

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

	<b>OPEN SPACE</b>	<b>HISTORIC RESOURCES</b>	<b>RECREATIONAL LAND</b>	<b>COMMUNITY HOUSING</b>
<b>DEFINITIONS</b> (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
<b>ACQUISITION</b> Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Yes	Yes	Yes	Yes
<b>CREATION</b> To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	Yes	X	Yes	Yes
<b>PRESERVATION</b> Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes
<b>SUPPORT</b> 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
<b>REHABILITATION AND RESTORATION</b> 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