TOWN OF LEXINGTON

COMMUNITY PRESERVATION COMMITTEE

Guidelines for Project Submission

1. Each project request must be submitted to the Community Preservation Committee using the Project Application Summary Form as a cover sheet.
2. Applications should be submitted in thirteen (13) multiple copies.
3. Requests must include a narrative covering all applicable subjects outlined in the Project Information sheet and conform to both the General and Category Specific Criteria.
4. Requests must be received by August 1 to be considered for recommendation to any Fall Special Town Meeting. For the regular Spring Town Meeting, requests for consideration must be received by November 1.
5. Applicants may be asked to attend a CPC meeting to answer questions if necessary, and should also be prepared to attend the Public Hearing.

Please keep in mind that there are legal limitations on the use of CPA funds. Additional information on the CPA and the Community Preservation Committee can be found on the town’s website at http://ci.lexington.ma.us. Click on Committees & Commissions under Quick Links. The Committee can be reached by email at CPC@ci.lexington.ma.us. If you are in doubt about your project’s eligibility after consulting these sources, you are encouraged to submit an application so that the Committee can determine eligibility.

Please submit the Project Application Summary Form and accompanying documentation to:

Town Office Building
Attention: Community Preservation Committee
Room 105
1625 Massachusetts Avenue
Lexington, MA 02420
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 acquisition, 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:

- 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.
- 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 the project 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.
- Receive endorsement by 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** 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.
- Reside 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 Resource Inventory.
- Demonstrate a public benefit.
- Demonstrate the ability to provide permanent protection for maintaining the historic resource.
Affordable/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.

Recreation 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 Commission 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

<table>
<thead>
<tr>
<th>Definitions</th>
<th>Open Space</th>
<th>Historic Resources</th>
<th>Recreational Land</th>
<th>Community Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>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</td>
<td>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</td>
<td>Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure</td>
<td>Land for low and moderate income use, individuals and families, including low or moderate income seniors</td>
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<table>
<thead>
<tr>
<th>Acquire</th>
<th>YES</th>
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<tbody>
<tr>
<td>Mean: Acquire by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise</td>
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<thead>
<tr>
<th>Preserve</th>
<th>YES</th>
<th>YES</th>
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</thead>
<tbody>
<tr>
<td>Mean: Protect from injury, harm or destruction, not maintenance</td>
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<table>
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<tr>
<th>Support</th>
<th>NO</th>
<th>NO</th>
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<tbody>
<tr>
<td>Mean: Including funding for community’s affordable housing trust</td>
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<tr>
<th>Rehabilitate/Restore</th>
<th>YES</th>
<th>YES</th>
<th>YES</th>
<th>YES</th>
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</thead>
<tbody>
<tr>
<td>Mean: 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 Standards for Rehabilitation (36 C.F.R. Part 68)</td>
<td>if acquired or created with CP funds</td>
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Adapted from information provided by Massachusetts Department of Revenue, Division of Local Services.
TOWN OF LEXINGTON
COMMUNITY PRESERVATION COMMITTEE

PROJECT INFORMATION

Project Title: ____________________________________________________________

Please attach a narrative on all applicable subjects.

1. Scope or concept of project:

2. Project goal and objectives: (Indicate how the Category Specific Criteria for the CPA are met.)

3. Projected action plan and timeline: (List steps needed to complete project. These steps will be critical to completing Project Status Reports that will be due in time to report back to Town Meeting each year until the project is complete.)

4. Anticipated project cost: (Provide a budget, with line itemization.)

5. Other funding sources, including private/public/in-kind:

6. CPA funding request:

7. Budget justification: (provide an explanation for why each type of expense is needed.)

8. List and describe any comparable projects:

9. Relevance to community: (indicate how project is relevant to the current and/or future needs of Lexington.)

10. Supporting documents: (Provide supporting letters, references, studies, maps, and statistics.)
TOWN OF LEXINGTON
COMMUNITY PRESERVATION COMMITTEE

PROJECT APPLICATION SUMMARY FORM

Project Title: ___________________________________________________

APPLICANT INFORMATION

Name of Applicant/Contact Person: _______________________________________________

Title/Position: _________________________________________________________________

Group or Committee Affiliation (if any):
______________________________________________________________________________

Applicant/Contact Person’s address, contact phone number, and email:
______________________________________________________________________________
______________________________________________________________________________

PROJECT INFORMATION

Purpose (please check all that apply)

_____ Open Space
_____ Historic
_____ Recreation
_____ Housing

Project Site Address:
________________________________________
________________________________________

Project Site Assessors Map/Parcel: ____________

Project Site Deed Book/Page: ________________

Current Owner: ___________________________

Brief Project Description:
______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________

COSTS

<table>
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<tr>
<th>Fiscal Year</th>
<th>Total Project Cost</th>
<th>CPC Funds Requested</th>
<th>Other Funding Sources (amount and source)</th>
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<td>TOTAL</td>
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Signature of Applicant: ____________________________________ Date: _________________

For Community Preservation Committee Use Only:

Application Received On: __________________________ Project Presented to CPC on: __________________________

Reviewed by: __________________________ Determination: __________________________
Please use this page to provide any additional information: