

# The Concord Community Preservation Committee

## 2017 Annual Town Meeting

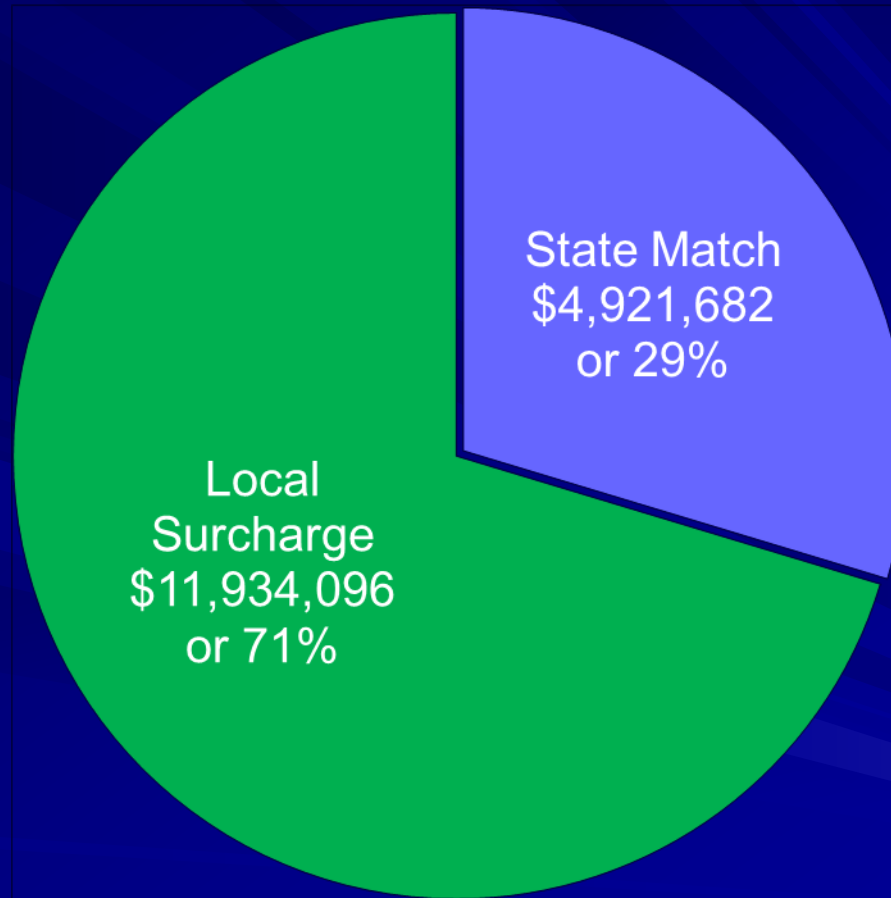
Article 29- CPC Appropriation Recommendations

February 28, 2017

# The CPA in Concord

- 1.5% out of a possible 3% surcharge on real estate property tax bills
- First \$100,000 of taxable value is exempt
- Persons with income less than 80% of area median income are exempt
- Seniors with income less than 100% of area median income are exempt
- Locally raised funds are matched on a percentage basis by funds in the State Community Preservation Fund

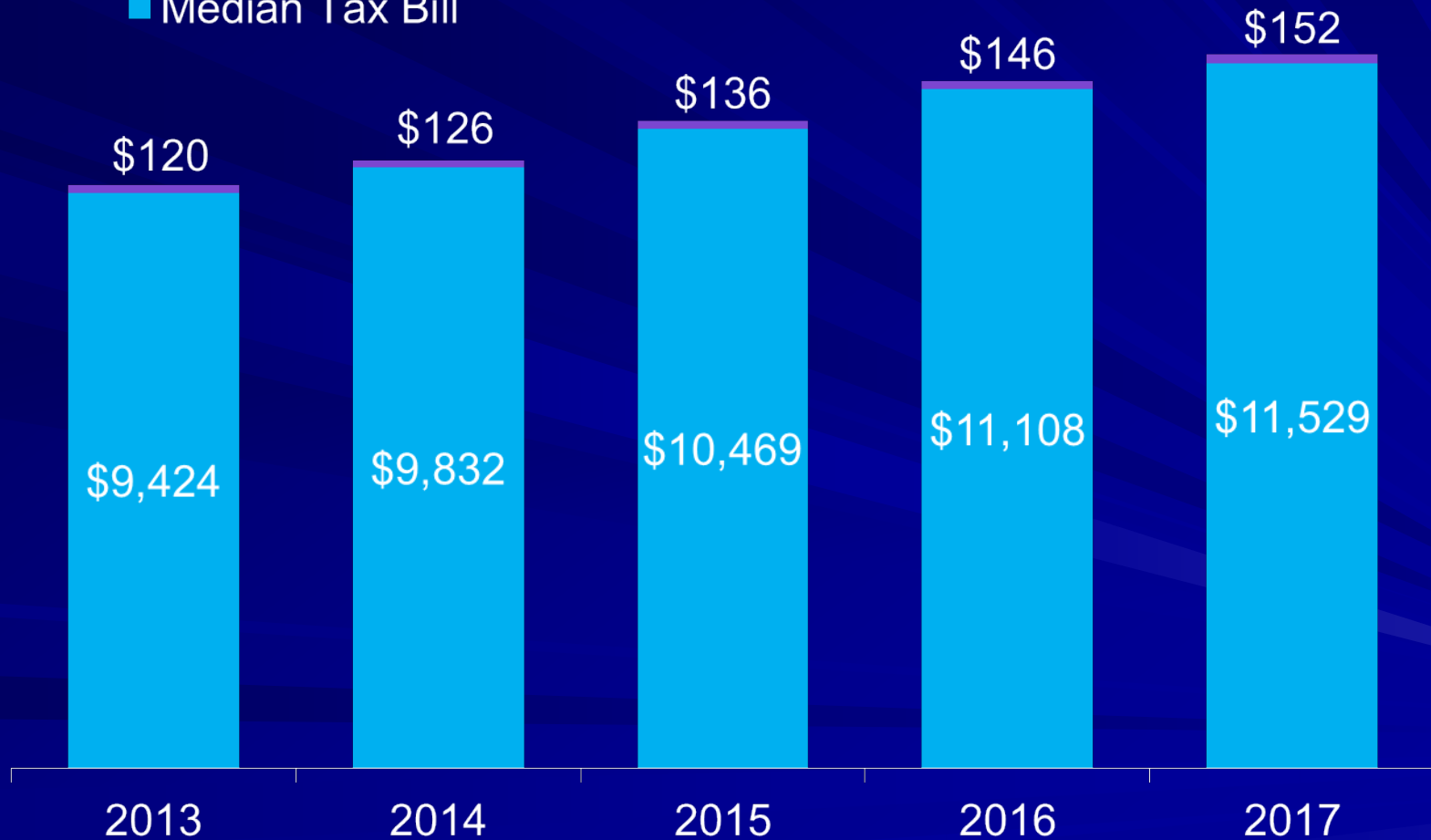
# CPA in Concord: 2005-2016



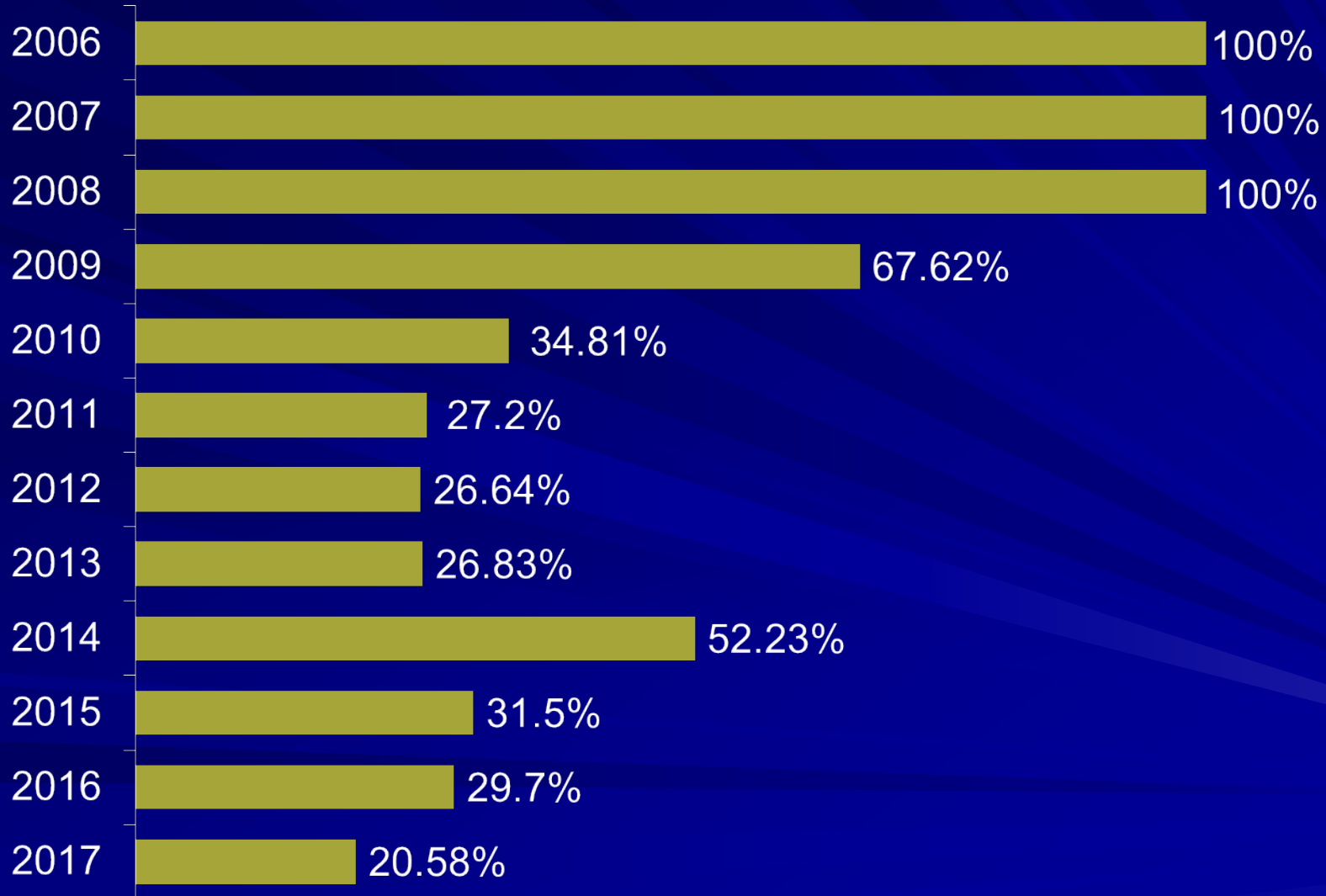
**Total CPA Funding = \$16,855,778**

# CPA Property Tax Surcharge

- Median CPA Surcharge
- Median Tax Bill



# CPA State Match Over Time



# Community Housing Projects – 23%



Peter Bulkeley Terrace, Concord Housing Authority (2009, 2010, 2015)



Walden Street, Concord Housing Trust (2008)



Lalli Woods, CHDC (2009)



Unit 4, Emerson Annex, Town and CHDC (2007)



# Historic Preservation - 35%



Memories of Antietam, Town of Concord (2012)



Town House Exterior Restoration and Accessible Entrance (2006, 2009, 2012, 2013)



Thoreau Birth House, Thoreau Farm Trust (2007, 2012)

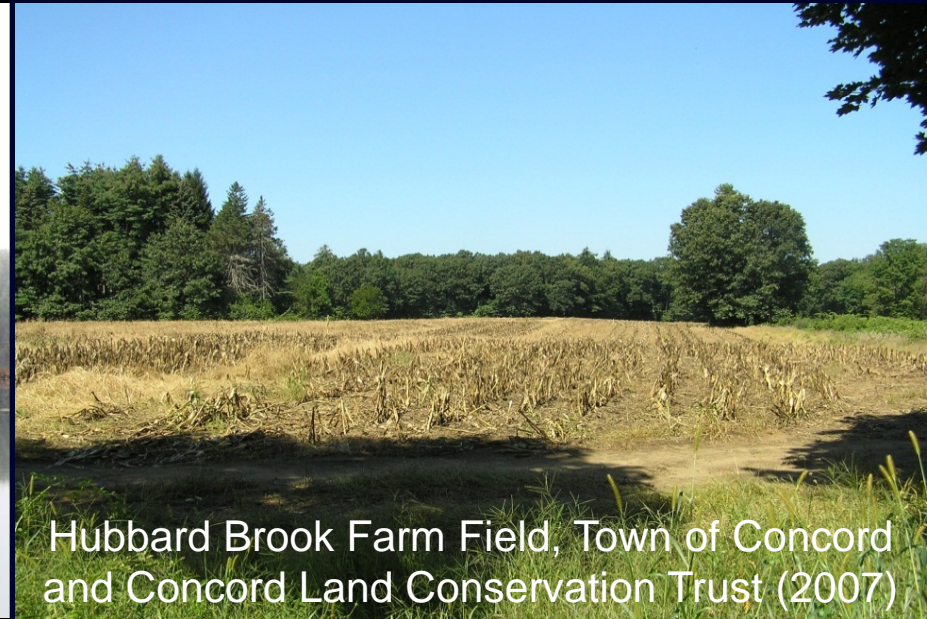


Nashawtuc Bridge Restoration, Town of Concord (2008)

# Open Space - 17%



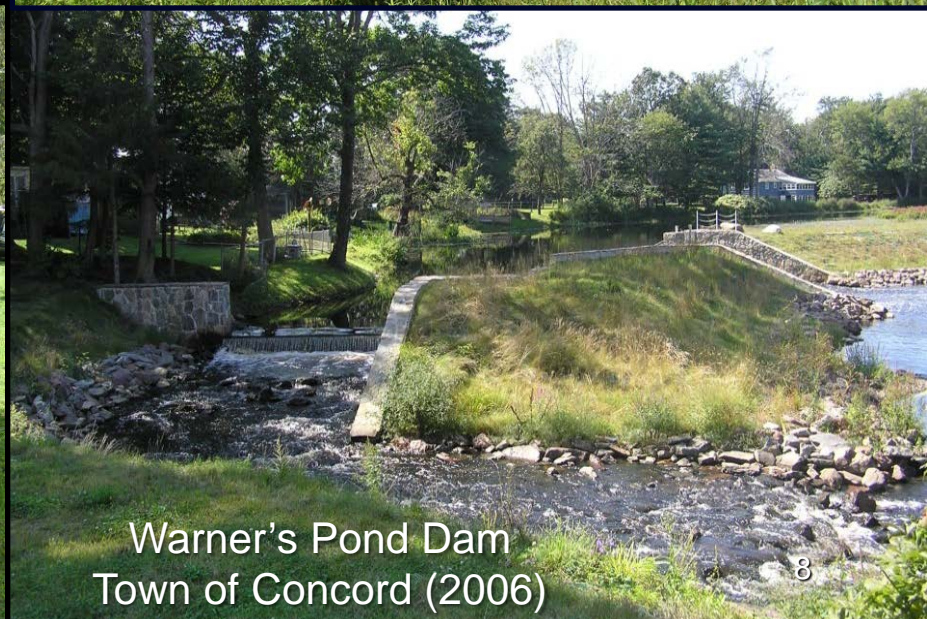
Warner's Pond Watershed Management Plan & Dredging Feasibility Study Town of Concord (2010, 2015)



Hubbard Brook Farm Field, Town of Concord and Concord Land Conservation Trust (2007)



Granite Post and Chain Fence at Sleepy Hollow Cemetery, Town of Concord (2012)



Warner's Pond Dam  
Town of Concord (2006)

# Recreation – 23%



CCHS Field Renovations, Phases I, II, III  
CC @ Play (2014, 2015, 2016)



White Pond Restoration Project  
Town of Concord (2016)

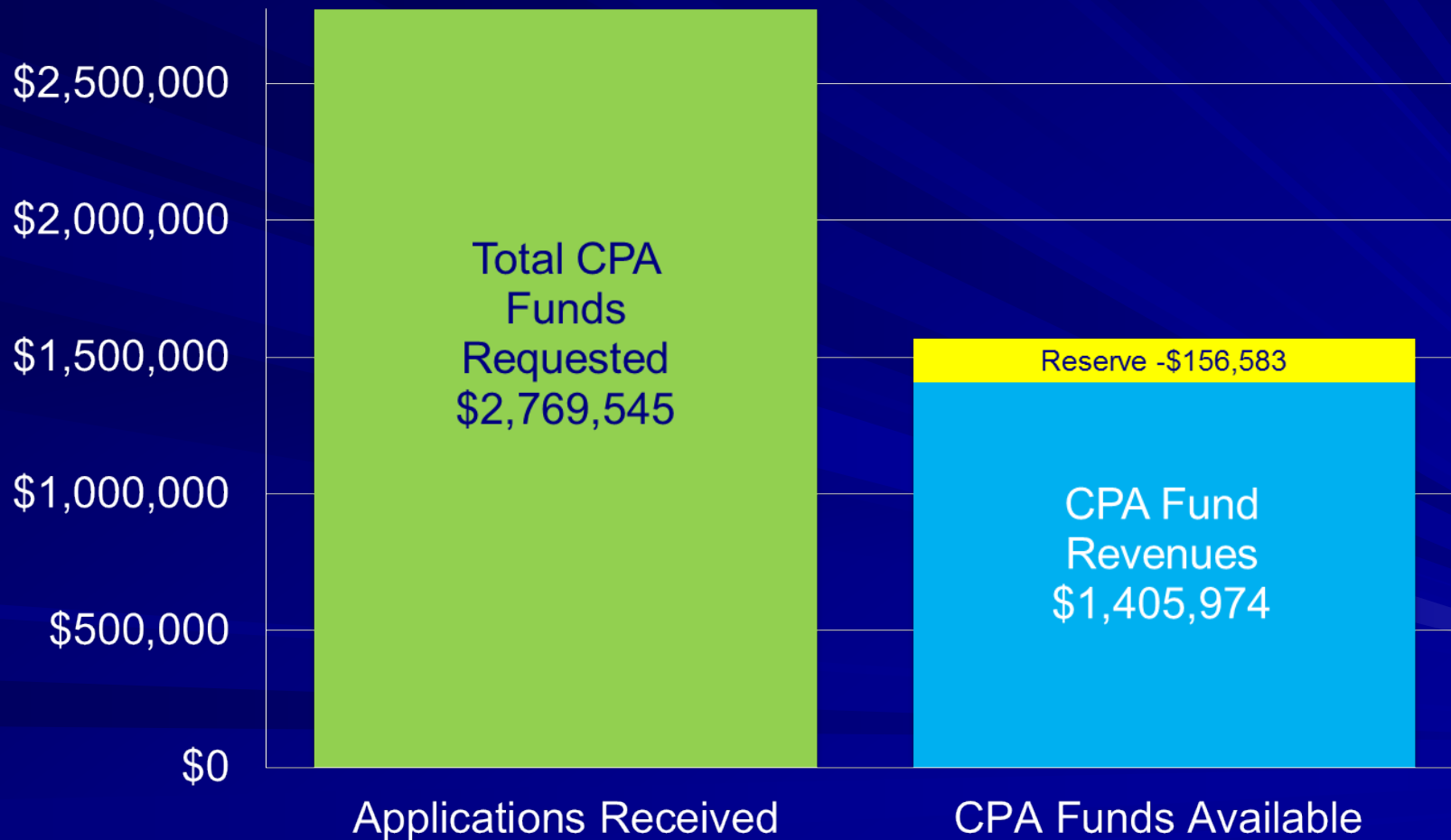


Doug White Playing Fields  
Town of Concord (2007)

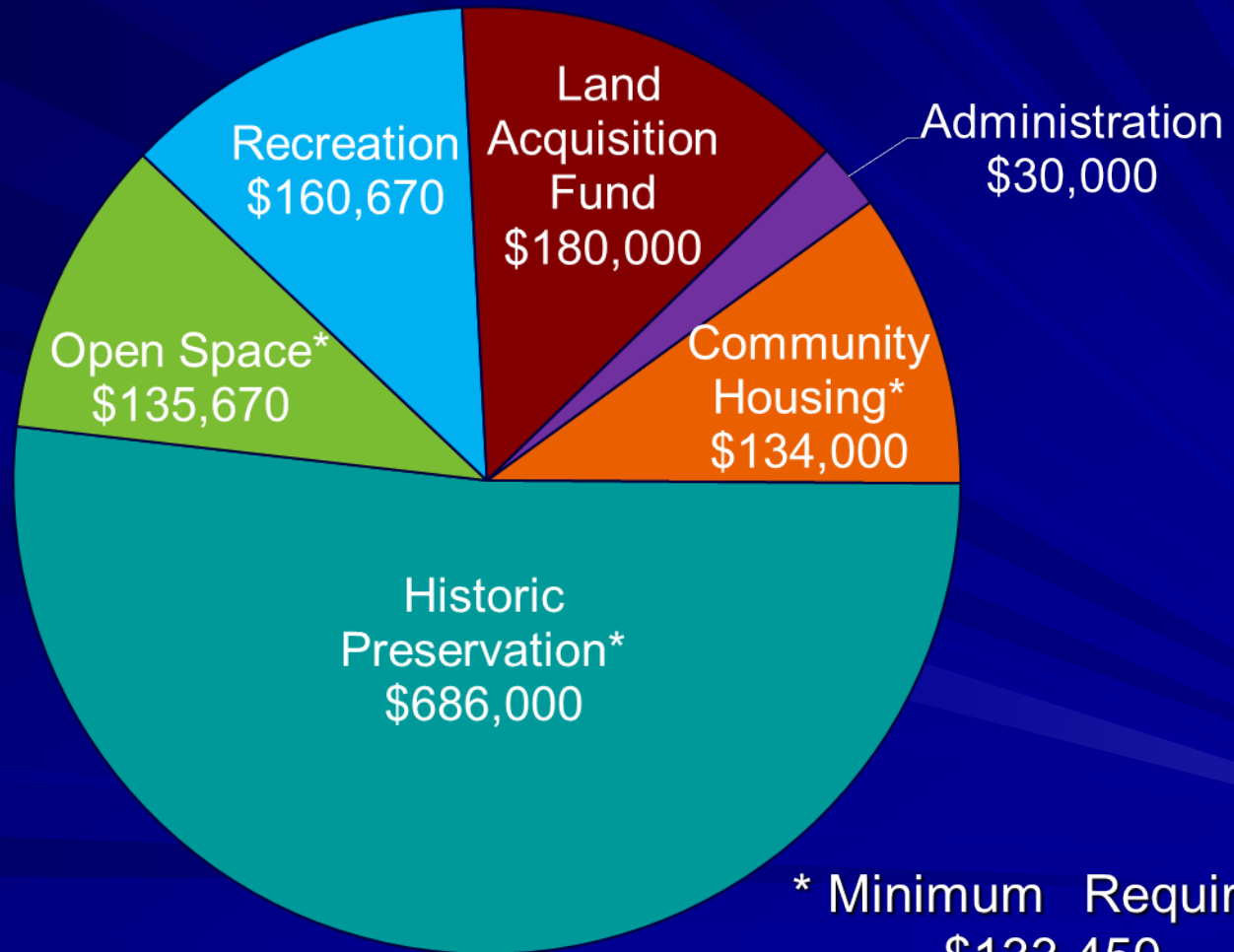


Bruce Freeman Rail Trail  
Town of Concord (2006, 2009, 2014-2016)

# Applications Received for 2017 Town Meeting vs. Available Funds



# 2017 Recommendations for CPA Funding in Warrant Article 29



# Regional Housing Services Program

**Summary of Project:** Inter-municipal program providing professional housing services to develop and monitor Concord's affordable housing programs

**Recommended Funding:** \$18,000

**Category:** Community Housing

*Town of Concord*

# Emerson Umbrella Window Restoration Phase II



*Umbrella Community Arts Center*

# Emerson Umbrella Window Restoration Phase II

**Summary of Project:** Phase two restoration of remaining original wood windows on the ca. 1929 former school building including new insulation for improved energy efficiency

**Recommended Funding:** \$101,000

**Category:** Historic Preservation

*Umbrella Community Arts Center*

# Sleepy Hollow Cemetery Roadway and Stone Wall Improvements



## Sleepy Hollow Cemetery Concord, Massachusetts

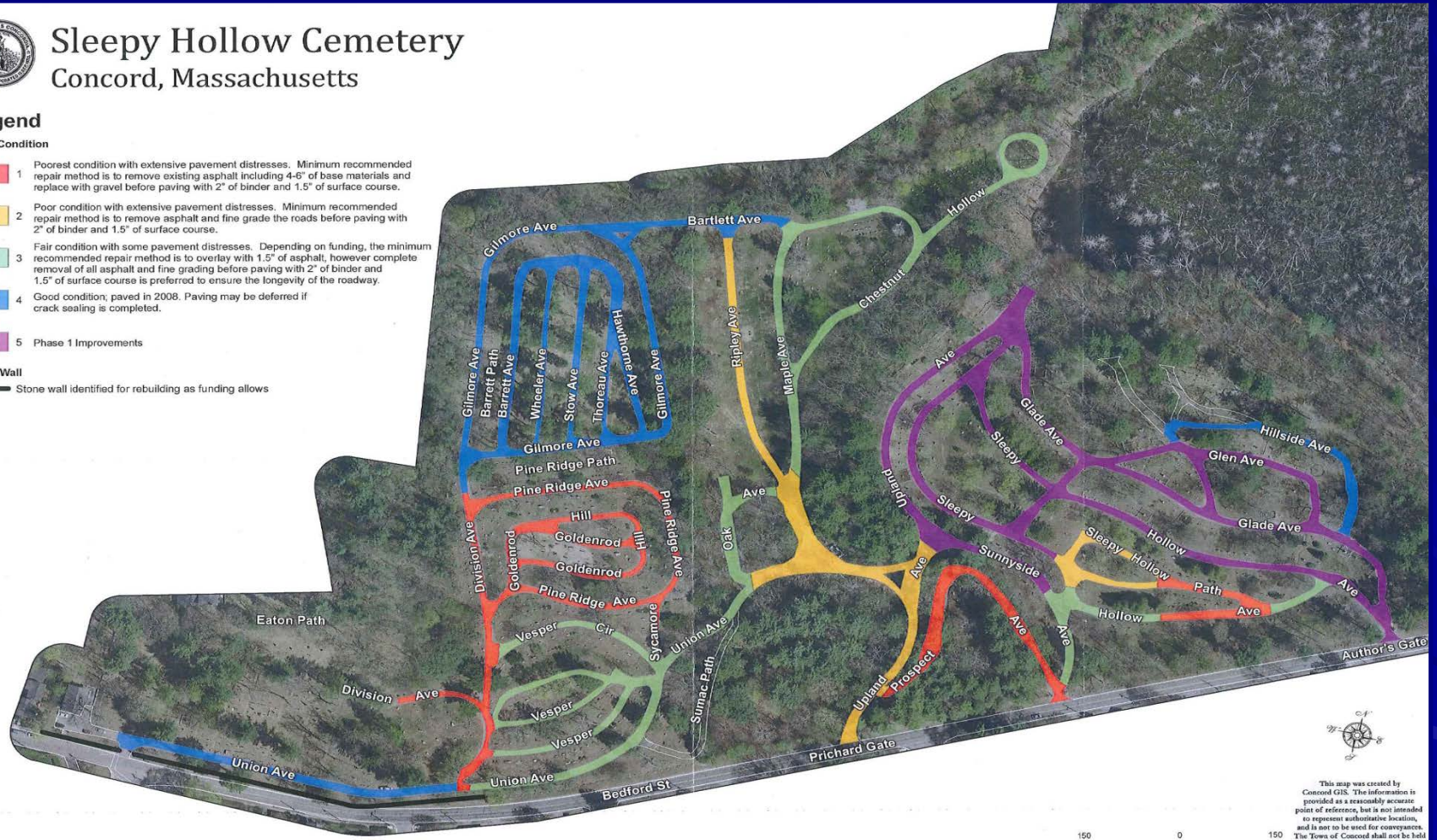
### Legend

#### Road Condition

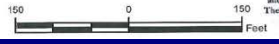
- 1 Poorest condition with extensive pavement distresses. Minimum recommended repair method is to remove existing asphalt including 4-6" of base materials and replace with gravel before paving with 2" of binder and 1.5" of surface course.
- 2 Poor condition with extensive pavement distresses. Minimum recommended repair method is to remove asphalt and fine grade the roads before paving with 2" of binder and 1.5" of surface course.
- 3 Fair condition with some pavement distresses. Depending on funding, the minimum recommended repair method is to overlay with 1.5" of asphalt, however complete removal of all asphalt and fine grading before paving with 2" of binder and 1.5" of surface course is preferred to ensure the longevity of the roadway.
- 4 Good condition, paved in 2008. Paving may be deferred if crack sealing is completed.
- 5 Phase 1 Improvements

#### Stone Wall

- Stone wall identified for rebuilding as funding allows



This map was created by Concord GIS. The information is provided as a reasonably accurate point of reference, but is not intended to represent authoritative location, and is not to be used for conveyances. The Town of Concord shall not be held responsible for the accuracy or misuse of these data.



# Sleepy Hollow Cemetery Roadway and Stonewall Improvements

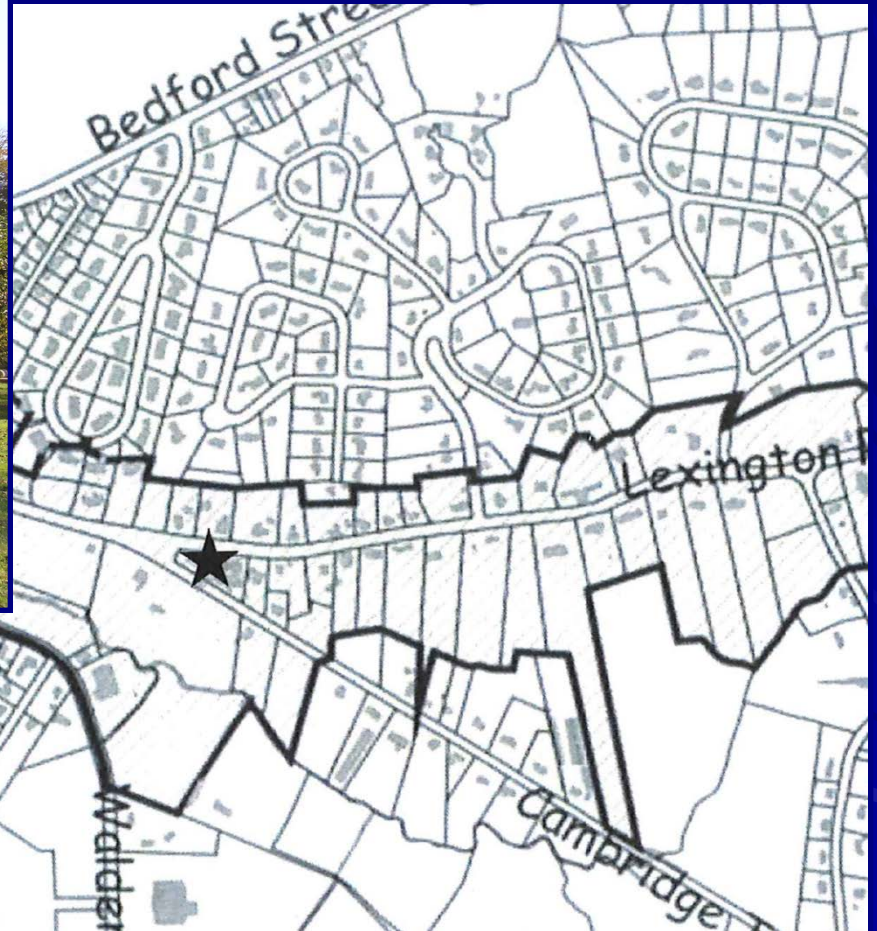
**Summary of Project:** Phase two reconstruction of existing roads, paths, drainage systems, and stone walls for the future preservation of the ca. 1855 nationally significant property

**Recommended Funding:** \$300,000

**Category:** Historic Preservation

*Concord Public Works*

# Systems Replacement Project



*Concord Museum*

# Systems Replacement Project

**Summary of Project:** Replace mechanical and electrical systems in original 1930 Little building to create a stable environment that better preserves the nationally significant collection

**Recommended Funding:** \$170,000

**Category:** Historic Preservation

*Concord Museum*

# Climate Control Project



*Louisa May Alcott's Orchard House, Inc.*

# Climate Control Project

**Summary of Project:** Install new environmentally sustainable climate control system to preserve the ca. 1690 building and its collections

**Recommended Funding:** \$100,000

**Category:** Historic Preservation

*Louisa May Alcott's Orchard House, Inc.*

# Timothy Wheeler House Historic Structure Report



*Concord Home for the Aged*

# Timothy Wheeler House Historic Structure Report

**Summary of Project:** Complete a professional report on the history and condition of the ca. 1750/1851 structure including treatment and improvement recommendations

**Recommended Funding:** \$15,000

**Category:** Historic Preservation

*Concord Home for the Aged*

# Replacing Trees in the Natural Playscape at Ripley



*Concord Children's Center*

# Replacing Trees in the Natural Playscape at Ripley

**Summary of Project:** Replace trees formerly located in the Natural Playscape which were destroyed in last year's tornado

**Recommended Funding:** \$6,000

**Category:** Open Space

*Concord Children's Center*

# Open Space Reserve Fund

**Summary of Project:** Funding to be held in reserve for future Open Space Appropriation

**Recommended Funding:** \$120,000

**Category:** Open Space

*Town of Concord*

# Chamberlin Park Bridge Replacement



*Town of Concord Division of Natural Resources*

# Chamberlin Park Bridge Replacement

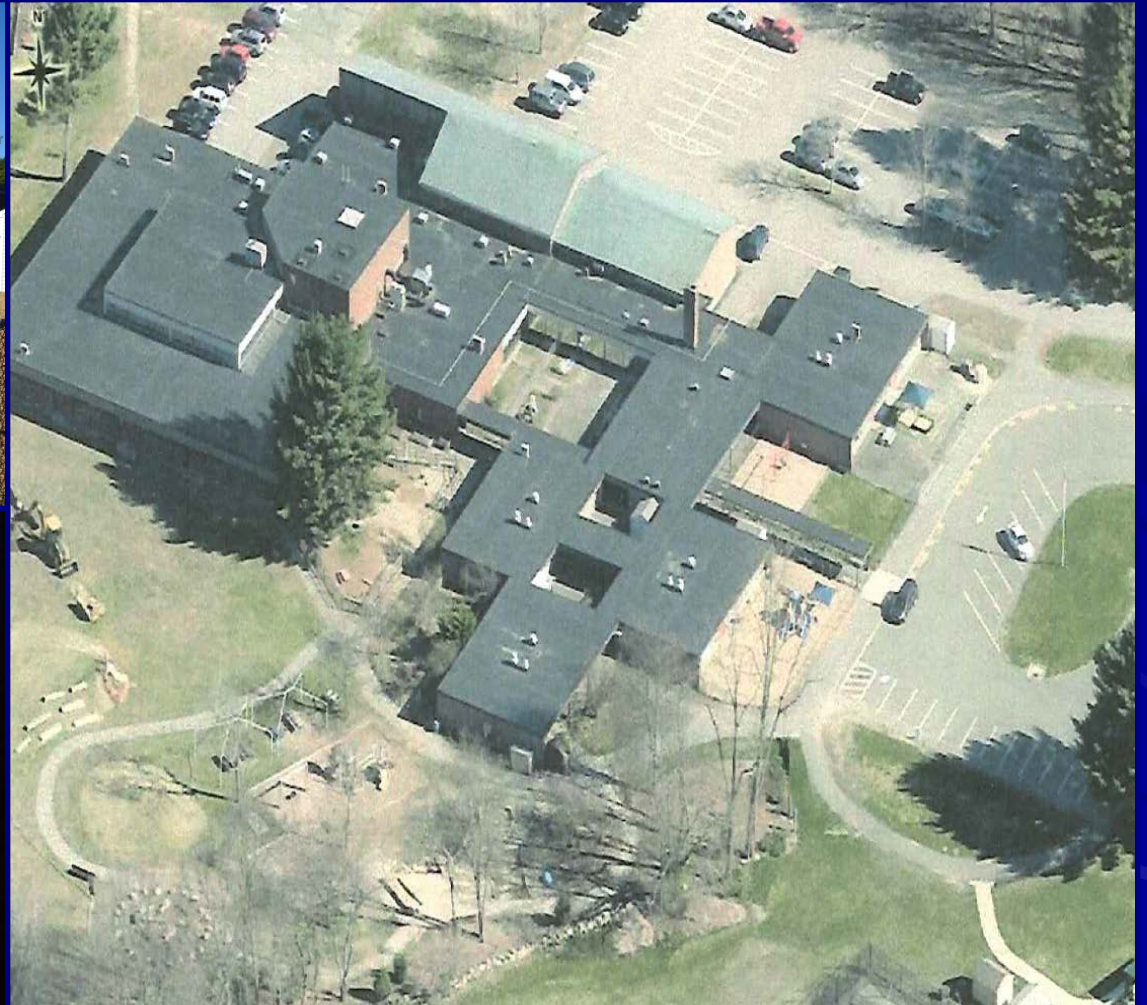
**Summary of Project:** Survey and engineering services to design and permit an ADA compliant and ecologically sensitive replacement bridge leading from Chamberlin Park to the Keyes Road parking lot

**Recommended Funding:** \$19,340

**Category:** Open Space, Recreation

*Town of Concord Natural Resources Division*

# Concord Integrated Pre School Playground Initiative



*CIPS Steering Committee*

# Concord Integrated Pre School Playground Initiative

**Summary of Project:** Construction of a new ADA compliant, universally accessible playground at the Ripley School that complements the adjacent natural and team play opportunities

**Recommended Funding:** \$105,000

**Category:** Recreation

*CIPS Steering Committee*

# Rideout Improvement Project



*Town of Concord Recreation Department*

# Rideout Improvement Project

**Summary of Project:** Construct a new picnic pavilion adjacent to the playground and playing fields as part of the ongoing restoration of Rideout playground

**Recommended Funding:** \$46,000

**Category:** Recreation

*Town of Concord Recreation Department*

# Land Acquisition Reserve Fund

**Summary of Project:** Set aside funds for the future acquisition of land that meets the Town's Community Housing, Open Space, Recreation and Historic Preservation Goals

**Recommended Funding:** \$180,000

**Category:** TBD

# Staff and Technical Services

**Summary of Project:** Funding for staff support, signage, legal and consulting services, public notices, copying, and other administrative expenses

**Recommended Funding:** \$30,000

**Category:** Administration

# Community Housing Reserve Fund

**Summary of Project:** Funding to be held in reserve for future Community Housing Projects

**Recommended Funding:** \$116,000

**Category:** Community Housing

*Town of Concord*

# Warrant Article 30 - Junction Village Affordable Assisted Living Development



*Town of Concord*

# Junction Village Affordable Assisted Living Development

**Summary of Project:** Concord's first entirely affordable assisted living development will include 83 affordable units with 43 at deeply affordable levels

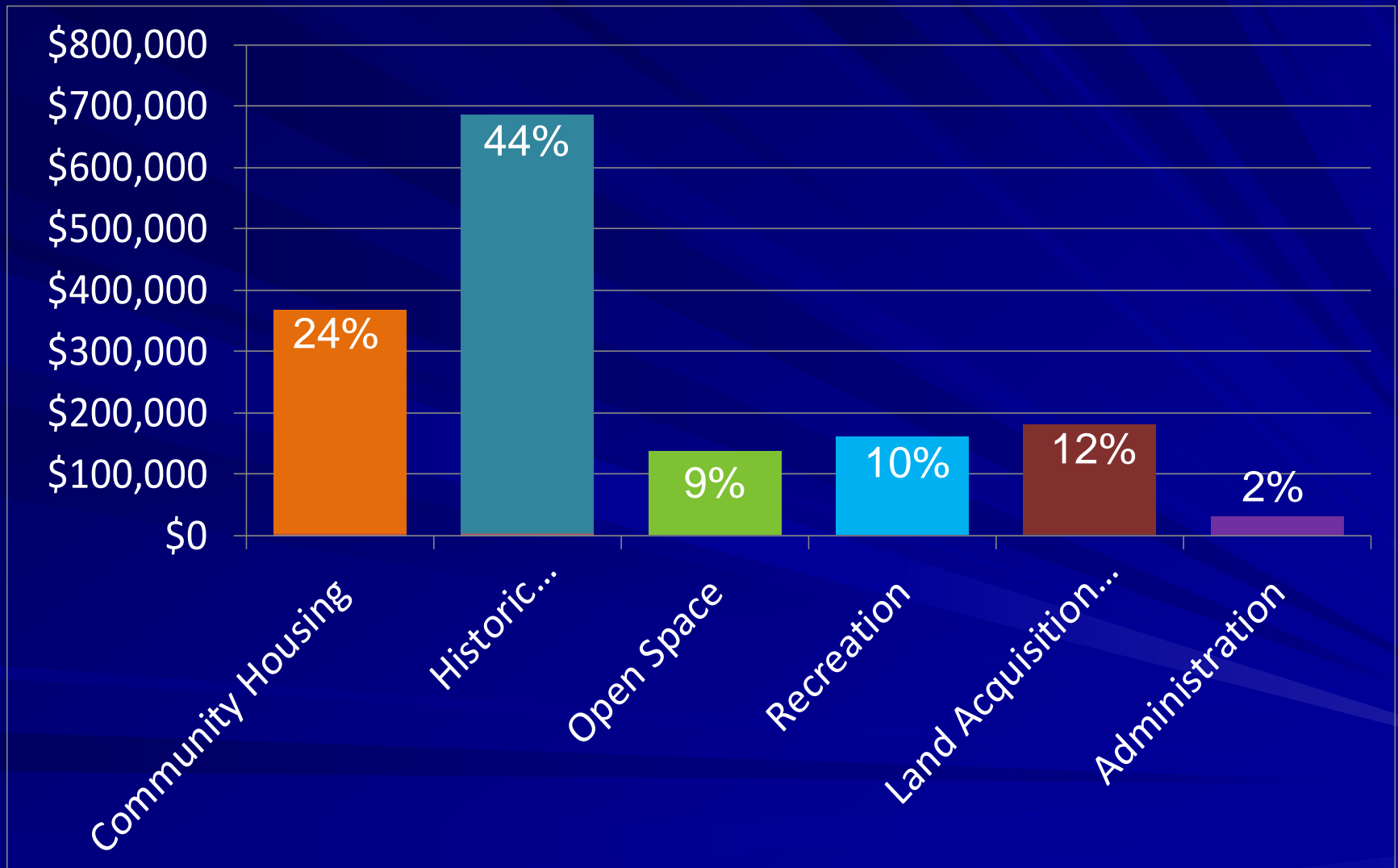
**Recommended Funding:** \$350,000\*

\* \$271,757 of these funds are taken from Community Housing Reserve Funds, including the \$116,000 allocated to Reserve Funds in Warrant Art. 29, Item N

**Category:** Community Housing

*Town of Concord*

# CPC 2017 Recommendations





# CONCORD

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## COMMUNITY PRESERVATION ACT

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This project is supported with funding  
from the citizens of Concord through the  
Community Preservation Act.