



# **Finance Committee Report**

## **City of Newton** **In City Council**

**Monday, January 22, 2018**

Present: Councilor Gentile, Ciccone, Norton, Cote, Rice, Noel, Grossman, and Lappin

Also present: Councilor Albright, Baker, Brousal-Glaser, Danberg, Downs, Kalis, Krintzman, Leary, Crossley, Schibelli Greenberg, and Kelley

City staff present: Barney Heath (Director of Planning & Development), James Freas (Deputy Director of Planning & Development), Alice Ingerson (Community Preservation Planner), Angela Smagula (Deputy City Solicitor), Lou Taverna (City Engineer), Sue Dzikowski (Comptroller), Maureen Lemieux (Chief Financial Officer) and Jonathan Yeo (Chief Operating Officer)

### **Referred to Zoning & Planning and Finance Committees**

#### **#85-18      Appropriate funds to develop an action plan for Washington Street Corridor**

HER HONOR THE MAYOR requesting authorization to appropriate and expend five hundred thousand dollars (\$500,000) from Free Cash for the purpose of developing an actionable plan for the Washington Street Corridor that addresses land use, economic development, transportation, fiscal impacts, and other issues that may arise, as well as a new zoning district(s).

**Zoning & Planning Held 8-0 on 01/22/18**

**Action:**            **Finance Held 8-0**

**Note:**            The Zoning & Planning and Finance Committees met jointly to discuss this item. Members of both Committees voiced their disappointment that no supporting material was provided for the item. The City Council Rules and Orders require a suspension of the rules to allow an item for which no supporting documentation was supplied at least 48 hours prior to the meeting to be discussed in Committee. Councilor Baker stated that he was making the motion in the Zoning & Planning Committee to suspend the rules but would not be willing to do it again for any other item. The Zoning & Planning Committee voted unanimously to support suspending the rules to discuss the item. Councilor Cote moved suspension of the rules in the Finance Committee in order to discuss the item, which carried by a vote of seven in favor and one opposed. Councilor Norton voted against the motion because she feels it is inappropriate to discuss the item without having the proper backup at least 48 hours in advance of discussion.

Director of Planning & Development Barney Heath introduced the item to the Committees. The Administration would like to engage a consultant to create a vision plan and address zoning along the Washington Street Corridor from West Newton up to Newton Corner. As the Council is aware, a number of parcels along Washington Street have been the subject of redevelopment proposals in recent years and the trend is likely to continue. A number of grouped parcels along the corridor are actively being assembled for redevelopment. It would be beneficial for the City to take a proactive

approach to redevelopment. The goal is to have the ability to make decisions on the Washington Street corridor in the next 12 to 18 months.

While the whole of the Washington Street Corridor would be the subject of the study, the three potential locations (see attached map included in the Planning Department's presentation) for redevelopment would get detailed attention. The vision plan would allow the City to get out in front of the redevelopment plans and have that community vision supported by appropriate zoning. Undertaking a community-lead vision process translates into policy and zoning that ensure redevelopment is consistent with the established community vision. The project also includes looking at the public realm, which includes the roadway the sidewalk, open space, and potential future improvements to that realm as part of the vision plan.

The Planning Department is recommending hiring a consultant because the work needs to begin immediately and be complete by the end of the calendar year. In addition, the process requires expertise in a number of areas including community involvement, urban design, finance, fiscal impact, and transportation. The Planning Department is also recommending that the City use the sole source procurement process to hire Principle Group, as the firm has the expertise and the ability to provide the vision plan and proposed zoning amendments in the compressed timeframe. Principle Group has experience working on behalf of municipalities and knows how to work with a community to turn ideas into a vision plan. In addition, Principle Group is familiar with Newton and does not require a learning period before starting the project. The Planning Department reviewed the Principle Group's price for services and feels that the charges are appropriate given the 12-month timeline for the project, the inclusion of sub-consultants in the areas of transportation, economic and fiscal impacts, and the quality of product.

Russ Preston of Principle Group provided the attached presentation. Mr. Preston highlighted his firm's experience with working with communities in Massachusetts, Rhode Island, and Maine to develop plans for building communities. His firm has deep expertise in working with communities to respond to development pressure and create places that are beneficial to both the community and developer. Principle Group works to develop plans for communities to retain the feel, character, and beloved aspects of areas when facing development pressure. They do this by coordinating the planning process with the community and organizing communication. The process also includes engaging all the stakeholders through crowdsourcing events, interview, and surveys and laying out the goals and objectives before the design phase begins. Principle Group also works with stakeholders through the design phase with multi-day charrettes, pop-up planning studios, and focus groups. The result is a vision report that includes proposed zoning for implementation. Community engagement creates better plans and fosters place making. The more minds involved in planning the better the plan, which brings communities together and creates private sector alignment.

Mr. Preston concluded the presentation with a review of the below budget summary.

### Washington Street Corridor Budget Summary

Updated: 1/22/18		
<b>Task</b>	<b>Description</b>	<b>Cost</b>
Task 0.0	Project Management	\$ 31,855.00
Task 1.0	Existing & Emerging Conditions Research	\$ 70,335.00
Task 2.0	Community Connectors	\$ 2,920.00
Task 3.0	Community Crowdsourcing	\$ 21,625.00
Task 4.0	Multi-Day Planning Event (Charrette)	\$ 121,290.00
Task 5.0	Plan Open House (Public Draft #1)	\$ 143,335.00
Task 6.0	Forums	\$ 18,455.00
Task 7.0	Revise Plan & Zoning Code (Public Draft #2)	\$ 38,190.00
Task 8.0	Final Plan & Zoning Code (Public Draft #3)	\$ 20,255.00
<b>Team Cost</b>		<b>\$ 468,260.00</b>
<b>Direct Cost</b>		<b>\$ 31,740.00</b>
<b>TOTAL</b>		<b>\$ 500,000.00</b>
	<b>Summary by Company</b>	
	Principle	\$ 366,260.00
	Transportation & Active Mobility	\$ 50,000.00
	Fiscal Impact	\$ 40,000.00
	Economic Impact	\$ 12,000.00

As noted, the budget also includes \$102,000 in funding for sub-consultants to work with Principle Group throughout parts of the project. The sub-consultants will provide expertise in transportation, fiscal impact and economic impact. This budget covers the costs for Newton to get to an action plan that includes zoning changes.

**Questions and Answers**

Q. Washington Street Corridor is made up of at least three distinct areas. How are you going to handle the community engagement in the distinct areas?

A. Very sensitively with the communities in each of those areas. They each have different problems and different opportunities. Principle Group and the Planning Department has discussed how to localize those aspects of Washington Street. There are ways to assemble folks from each neighborhood and get into a local dialogue at a neighborhood level.

Q. By going with one group through sole source procurement, the City is going to get breadth but is it getting depth? Can Principle Group do traffic studies as well?

A. That is what Mr. Preston alluded to with the sub-consultants that will be brought in to work on the project. Principle Group works with a team of sub-consultants that they have great faith in and they are included in the proposal.

Q. What is community crowdsourcing?

A. Crowdsourcing for Principle Group is having an understanding of the networks in the neighborhood and what groups or people are missing from meetings. Principle Group asks neighborhood groups who else needs to be included in the planning process, how to get them involved and the best way to have a conversation with them.

Q. Can you give examples of completed projects and the outcomes?

A. Most of Principle Group's projects have resulted in either new zoning for the municipalities or new zoning ordinances specific to an area or neighborhood.

Q. Does the funding include working with the Planning Department and Zoning & Planning Committee to come up with what zoning might be need to accomplish whatever is decided for the Washington Street Corridor?

A. Yes, this will result in a draft zoning code for the corridor.

Q. When you say private sector alignment, is that related to making sure that the developers of the projects along Washington Street like what is being proposed? What exactly does private sector alignment mean?

A. Principle Group works with the city, community and developer to make sure development meets community needs but still addresses developer's needs. It is balance between the needs of the community and developers. It requires making sure that anyone with an interest is included in the dialogue. Ideally, things that are not solvable with public dollars could be solvable in other ways. It is important that all of the community is aware and involved in planning. The goal is to find the best solutions for everyone.

Q. When did the Planning Department start talking with the Principle Group and has Principle received any money from the City?

A. The second week of January and Principle Group has received no money.

Q. How does Planning know that it is getting a quality product without going through the Request for Qualifications process?

A. Mr. Heath knows what consulting firms are out there and what their abilities are. He is convinced that Principle Group has everything the City is looking for and can meet the one-year timeline.

Q. How does this project fit in with the proposed improvements on Washington Street from Harvard Street to Lowell Avenue?

A. This Washington Street Corridor project relates to zoning and development. The Washington Street, Newtonville project is primarily a streetscape project.

Q. Why is there a compressed timeframe for this project?

A. There are large scale developments in process and there will be additional large projects coming in for special permits. The Planning Department wants to be in front of those upcoming developments.

Q. Why does the City need a consultant for this work?

A. This is a very large project that the department cannot take on without a consultant and sub-consultants. The consultant is an advocate for the City and community. The Planning Department is currently working on number of large projects including visioning for Needham Street and zoning reform. The Planning Department staff is stretched thin due to the number in-house projects and initiatives

Q. Is this addressing the request for proactive planning?

A. Yes.

Q. Why is the Washington Street Corridor different from other areas of the City?

A. The Planning Department is aware of specific development nodes on Washington Street. There may be a need in the future to look at other areas of the city but the current need is this corridor.

### **Comments**

C. The Planning Department is about three times the size of the Inspectional Services Department. In addition, the Inspectional Services Department has no zoning enforcement officer because the salary is too low to get somebody that is competent. Yet, the Administration is going to make out a

check for \$500,000 for an outside consultant rather than taking care of some of our internal needs first.

C. It is surprising to learn that the Planning Department has already had three or four meetings with Principle Group. It makes it feel like the decisions have been made without any input from the Councilors.

C. It is hard to see any harm in going out to bid for this project. The Planning Department may be surprised with another firm's response.

There needs to be more information on what the City is getting terms of scope of service. There does not appear to be anything unique about the approach that the Principle Group described.

C. The Newtonville Area Council (NAC) started a citizen-based initiative for Washington Street Corridor. NAC did a wonderful job reaching out to residents. The attached memo from Marc Kaufman of NAC summarizes their initiative.

### **Outstanding Questions**

Q. What is the implicit cost of acting on the proposed vision plan and zone changes?

Q. What is the impact on the City's cash flow position and what are some of the other claims on Free Cash?

Q. How does this project fit with Phase II of the city's zoning reform project?

Q. This question relates to the cost inside the whole system. If the Council were to take an existing proposal that came before it, they could ask for consultant money to be paid for by the developer or could look at tax increment financing or a variety of other funding sources. This is a significant amount of money to ask to frontend as opposed to having a sense of if the City is going to recapture the money, or what is the net gain. How is the City going to recapture the money and how is it going to justify this expenditure?

Q. Given the examples that Principle Group provided in the presentation, do they have a proclivity to recommend development over non-development.

Q. How does Principle Group manage very different community opinions? How do they find common ground? Do they have an example?

Q. Can the consultants articulate their certainty that the budgeted amount is adequate? Have their past projects come in at budget?

Q. What is the transportation and streetscape scope of the project? What is included, and how will this piece be coordinated with past plans and current staff and community work on transportation and streetscape?

**Requests for Information**

R. Provide a better understanding of why the Planning Department makes the decision to use outside consultants instead of developing in-house staff for these types of projects. It seems that the City should be doing more in-house. Provide detailed information on why the City needs a consultant.

There were no further questions. The Chair of the Zoning and Planning Committee stated that Councilors should submit any further questions they may have to the Clerk's Office. The Chair of Finance requested that the Zoning & Planning Committee discuss sole source procurement as it relates to this contract and how the Planning Department will manage the budget for the project. With that, Councilor Baker moved hold in the Zoning & Planning Committee and Councilor Ciccone moved hold in the Finance Committee. The motions carried unanimously in both Committees.

**Referred to Zoning & Planning and Finance Committees**

**#86-18 Add a full-time position in the Planning Department**

HER HONOR THE MAYOR requesting authorization of the addition of one full-time employee position in the Planning & Development Department to create a Director of Transportation Planning position.

**Zoning & Planning Approved 7-0-1 (Krintzman abstaining) on 01/22/18**

**Action: Finance Approved 6-0-2 (Ciccone, Lappin abstaining)**

**Note:** The Zoning & Planning and Finance Committees met jointly on this item. Councilor Cote moved approval of the item in the Finance Committee with the understanding that the Planning Department would provide a job description and salary for the new position and the Department of Public Works would provide the job description for the existing Transportation Director and Deputy Transportation Director in the Public Works Department before the full Council meeting on Monday, February 5, 2018. The Committee voted six in favor with two abstentions to support the motion. Please refer to the January 22, 2018 Zoning and Planning Report for details of the discussion.

**#58-18 CPA funding request for \$60,000 to repair a fence at Newton Cemetery**

COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of sixty thousand dollars (\$60,000) from the Community Preservation Fund's historic resources budget reserve and fund balance to the Planning & Development Department for a grant to the Newton Cemetery to restore and rehabilitate the Whipple-Beal cast iron fence, as described in the proposal submitted to the Community Preservation Committee in September 2017.

**Action: Finance Approved 8-0**

**Note:** Community Preservation Committee Chair Peter Sargent presented the request to appropriate \$60,000 from Community Preservation Act (CPA) funds to restore a cast iron fence in the Newton Cemetery. He introduced the President of the Newton Cemetery Mary Ann Buras, who came to support the project and answers any questions. Mr. Sargent stated that the Community Preservation Committee enthusiastically supports the Newton Cemetery's proposal. The fence is the last remaining decorative cast iron fence and it surrounds the cemetery's first burial lot belonging to the Whipple Beale family. The Newton Historical Commission found the fence to be significant in the history and culture of Newton, which makes this restoration project a perfect use of Community Preservation Act funds. In addition, the project is a relatively small request for CPA funds and has an additional \$14,500 in private funding, which the CPC takes into account when recommending a project.

Although a CPC member believed this project was worth doing, he did not support the recommendation due to concern that it could set a precedent for future requests from the cemetery to fund private projects within the cemetery. Committee members were supportive of the project and Councilor Lappin motioned approval of the appropriation, which carried unanimously.

**#84-18 Authorization to settle a claim for \$10,000**

HER HONOR THE MAYOR requesting authorization to settle a claim of ten thousand dollars (\$10,000) funded through the School Department budget as full and final settlement of a claim against the Newton Public Schools and the City of Newton.

**Action:** Finance Approved 8-0

**Note:** On a roll call vote, the Committee unanimously approved entering into an executive session to discuss litigation related to the above docket item requesting authorization to approve a settlement. When the executive session adjourned, the Committee reconvened in open session and unanimously supported a motion to approve the item made by Councilor Ciccone.

**#83-18 Transfer of \$30,000 to purchase a new van for the IT Department**

HER HONOR THE MAYOR requesting authorization to transfer the sum of thirty thousand dollars (\$30,000) from the Information Technology Full-time Salaries Account to the Information Technology Automobiles/Light Trucks Account to enable the Information Technology Department to purchase a new van.

**Action:** Finance Approved 8-0

**Note:** Chief Financial Officer Maureen Lemieux presented the request for a transfer of \$30,000 within the Information Technology (IT) Department in order to purchase a new van. Funds are available within the department's budget in a salaries account because of attrition. The IT Department's van is no longer road worthy; therefore, the department is borrowing vehicles from other departments to respond to offsite IT issues. Vehicles are not always available to IT and there is a liability issue for the City if IT employees use their own vehicles for City business. It is important that the IT Department have its own vehicle with enough space to transport tools and equipment.



If the Council approves the transfer, the Department of Public Works would procure the van for the IT Department. The new van must meet the criteria of the Green Community Program requirements for vans. If possible, the City would purchase an electric or hybrid van but there is a possibility that they may not be available in the United States or are cost prohibitive. With that, Councilor Rice moved approval, which carried by a vote of eight in favor and none opposed.

**#82-18**      **Acceptance of a grant from the MASS DEP for sustainable materials recovery**  
HER HONOR THE MAYOR requesting authorization to accept and expend the Sustainable Materials Recovery Program Municipal Grant of seven thousand dollars awarded by the Massachusetts Department of Environmental Protection to be used to establish a new municipal swap-shop for household goods.

**Action:**      **Finance Approved 8-0**

**Note:**      City Engineer Lou Taverna explained that this item is to authorize a grant of \$7,000 to establish a municipal swap shop at the Newton Resource Recovery Center. Newton will receive \$6,000 for a new shed and \$1,000 for educational material from the Department of Environmental Protection's grant program. The hope is that this type of program will encourage the community to consider reusing items dropped off at the swap center like toasters, electronics, unused paint, and kitchen equipment to take them out of the solid waste stream.

The current city staff will handle operation of the swap shop. The plan is to develop brochures and utilize social media to advertise the shop. There was mention of a similar type of program that did not work because there was no one to monitor the exchange of goods. Mr. Taverna assured the Committee that Public Works employees would supervise and monitor the swap shop. Councilor Lappin moved approval, which carried by a vote of eight in favor and none opposed.

### **Referred to Public Facilities and Finance Committees**

**#87-18**      **Appropriate \$120,000 for design engineering services for West Newton Square**  
HER HONOR THE MAYOR requesting authorization to appropriate and expend one hundred twenty thousand dollars (\$120,000) from Free Cash for the purpose of funding additional final design engineering services for the West Newton Square rehabilitation project.

**Public Facilities Approved 6-0 (Gentile, Lappin abstaining)**

**Action:**      **Finance Approved 7-0-1 (Cicccone abstaining)**

**Note:**      City Engineer Lou Taverna joined the Committee to discuss the request for \$120,000 to supplement \$354,059 previously approved for preliminary and final design engineering services for the West Newton Square Project. As the project evolved, there were additional meetings, and several revisions to the design of West Newton Square. Design engineering services are billed based on the number of work hours needed to complete designs and attend meetings and as of December 2017, the City has expended the \$354,059. The additional funds are required to complete the final design for the

bid process. This supplemental funding does not include an estimated \$120,000 for engineering services during construction. There was also funding of \$168,441 approved in June 2016 for the concept design for the project. The estimated construction costs for this project is \$4 million.

The Chair stated that the design engineering services for West Newton Square are significantly higher than other projects such as Auburndale Square, the Needham Street, Oak Street, and Christina Street intersection, and the Dedham Street, Nahanton Street, and Brookline Street intersection. The Department of Public Works needs to manage this contract closely going forward. One suggested future approach would be to look for input from all stakeholders before developing the plans or changes to plans. Mr. Taverna reiterated that the increased costs for West Newton are due to the multiple revisions to the plans throughout the planning process. There are stakeholders with competing interests and when the City tries to compromise, it drives up costs. The hope is that once the Complete Street Guidelines are complete there will be a reduction in number of changes to plans.

It is important that the Councilors understand what the true costs of a project are at the outset before approving funding. Councilors need to understand the whole picture and want to be aware as soon as it is clear that more funds are needed for a project.

Chief Financial Officer Maureen Lemieux added that the Administration has learned from this project that City Department's should provide their input before the City gets any input from the community. One of the most important aspects of designing improvements to streetscapes is public safety and the City's public safety experts should have first input. Unfortunately, on this project the community gave its input before City Departments were consulted, which resulted in a number of design changes.

There was suggestion that it might make sense to bid the city's engineering service contracts out instead of going the sole source procurement route to better control costs. Mr. Taverna explained that engineering design firms in Massachusetts do not do lump-sum contracts but bill by the hour and the hourly rates for these firms are comparable; therefore, it is unlikely that bidding out a design engineering contract would result in reduced costs or savings. The scope of services for a design engineering project is developed before the project begins and is based on the cost per work hour.

The Committee discussed the West Newton Square Project design. The plan is to have a pilot to demonstrate how public safety vehicles will navigate the square once preemption signals are in place. The Public Works Department is determining whether the preemption equipment will work with the existing signals and what the cost is for the preemption equipment. The plan is to schedule a second pilot at the completion of the project for Washington Street on the bridge and heading east into West Newton Square to determine if a second lane should be added. There is still a question related to whether there should be a large island that restricts a right turn onto Watertown Street from the westbound lane on Washington Street, or if there should be the option to make the turn by scaling the island back. The Public Facilities Committee approved the design at a recent meeting but

the design is now awaiting action by the Public Safety & Transportation Committee before the City Council votes on it, which means there will be more opportunity to discuss the design.

Councilor Cote moved approval of the appropriation of \$120,000 from Free Cash, which carried by a vote of seven in favor and one abstention.

**Referred to Public Facilities and Finance Committees**

**#89-18      Transfer of \$2 million for snow and ice removal expenses**  
HER HONOR THE MAYOR requesting authorization to transfer the sum of two million dollars (\$2,000,000) from the Budget Reserve – Snow and Ice Removal Account to the following accounts:  
Rental - Vehicles  
(0140110-5273)..... \$1,400,000  
Regular Overtime  
(0140110-513001)..... \$600,000

**Public Facilities Approved 8-0 on 01/17/18**

**Action:      Finance Approved as Amended 8-0 @ \$2,750,000**

**Note:** Chief Financial Officer Maureen Lemieux provided the Committee with the attached request to amend the requested transfer from Budget Reserve to the Department of Public Works’ snow removal accounts from \$2 million to \$2.75 million to fund future snow and ice removal this winter. The Department of Public Works starts each fiscal year with \$1 million in its budget for snow and ice removal. There is an additional \$3 million in the Comptroller’s budget, another approximately \$1 million in the inclement weather fund, and over \$2 million in Free Cash, which is a total of approximately \$7.5 million for snow and ice removal. Any unused funds in the snow and ice removal accounts will be turned back to the general fund at the end of the season.

City Engineer Lou Taverna informed the Committee that the City responded to eight winter events that generated a total of 29.8” of snow. The cost for salt is \$52 per ton and the City used 20,000 tons during the eight events. Mr. Taverna added that the Public Works Department also plows 80 miles of sidewalk. To date the City has spent over \$2 million on snow and ice removal, purchase and repair equipment, filling the salt sheds and other miscellaneous related expenses.

A Committee member raised concern regarding authorizing overtime work that could take place during regular hours like removing snow from village centers and requested that the Commissioner look at controlling this type of overtime. The Committee members understood the need to provide the requested funding. With that, Councilor Ciccone moved approval of the item as amended at \$2,750,000. The Committee voted eight in favor and none opposed to support the motion.

All other items before the Committee were held without discussion and the Committee adjourned at 10:10 PM. Draft Council Orders for the above items that are recommended for City Council action are attached.

Respectfully submitted,

Leonard J. Gentile, Chair

# **Washington Street Corridor Vision Plan and Zoning**

**January 22, 2018**

## Why now?

- ❖ Parcels along Washington Street have been the subject of redevelopment proposals in recent years. This trend is likely to continue and specific parcels are being assembled for redevelopment now.
- ❖ While the whole of the Washington Street Corridor from West Newton Square up to Newton Corner would be the subject of a study – certain likely nodes for redevelopment would get detailed attention.
- ❖ Undertaking a community led vision process now will translate into policies and zoning that would ensure redevelopment is consistent with the community vision.

## What area is to be covered?

- ❖ In general, we would be looking at Washington Street from West Newton Square east to just before Newton Corner.
- ❖ Certain anticipated nodes, or groups of properties, would receive specific attention.
- ❖ The existing public realm (roadway, sidewalk, open space) and potential future improvements would also be included as part of the Vision Plan.





## Why choose to hire a consultant

- ❖ **Speed** – The City is looking to begin immediately on a community process that, by its nature, is hard to schedule, must be fit-in before the summer, provide adequate time for review, and can delivered in final fashion to the City Council by the end of the year.
- ❖ **Team Expertise** – To undertake a successful Vision Process that is grounded in community and then can be translated into zoning, you need a pre-assembled team with expertise in :

Community Involvement  
Urban Design/ Architecture  
Development Finance  
Fiscal Impacts  
Transportation

## Why decide to sole source the work?

- ❖ **Quality** – Given the importance of this corridor and the urgency of decisions to be made in the next 12-18 months , it is critically important to retain a group that can deliver a superior product in a compressed time period. We intentionally sought a firm with experience working on behalf of municipalities, a firm that understands the importance of translating community desires into visions, a firm who knows the development game, and most importantly a firm that has the breadth to provide the whole package.
- ❖ **Area Knowledge** – Given the time factor and the need to know the place (the market, the geography) we looked for an area firm who could hit the ground running and didn't need an adjustment period.

## Price

- ❖ **Function of Expertise/Time/Coverage:** The price to undertake these services is influenced by the quality of the product we are seeking, the thoroughness and reliability of the process undertaken, and the compressed time schedule on which we wish to have the product delivered. We believe, having reviewed the tasks and attendant charges and modified the price proposal, the proposed contract to be appropriate for the services we need.









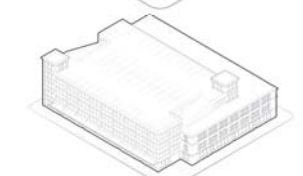
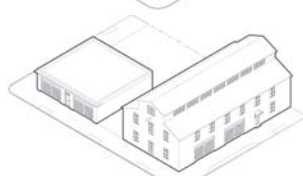
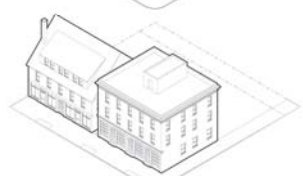
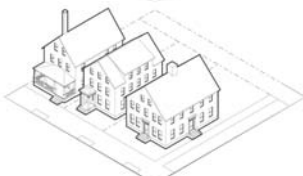
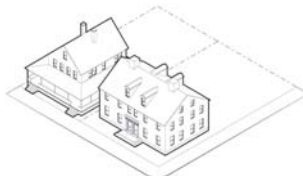
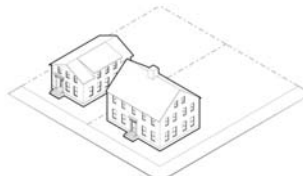
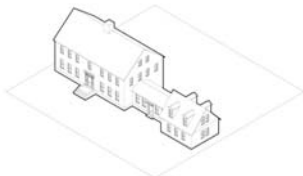
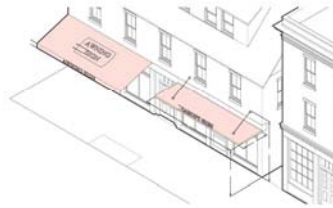
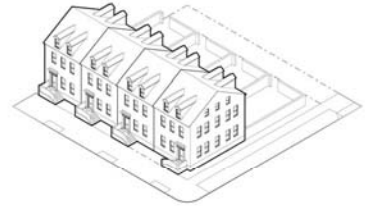
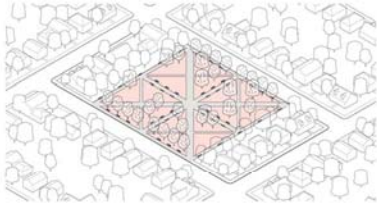




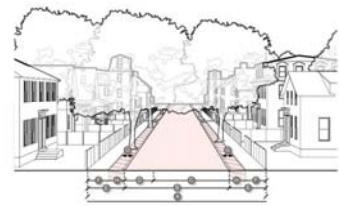
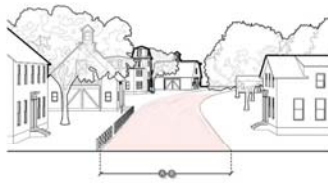
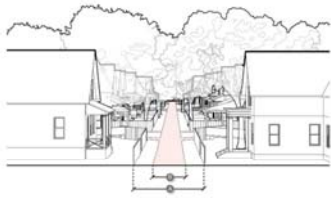
# PlaceCode

Helping Build Places that Really Matter

[placecode.org](http://placecode.org)













66%  
Global Population Living in  
Cities by 2050

By Steve Rhode



HOW DO WE CREATE  
MEANINGFUL PLACES?



# Somerville *by* DESIGN

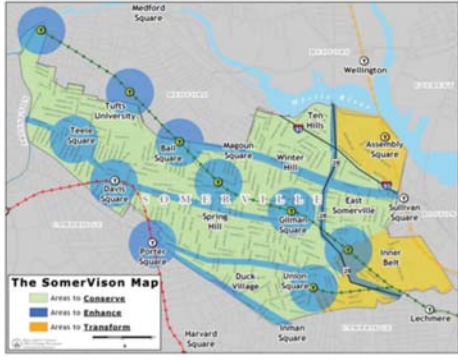


-  **30,000 New Jobs** as part of a responsible plan to create opportunity for all Somerville workers and entrepreneurs
-  **125 New Acres of Publicly-Accessible Open Space** as part of our realistic plan to provide high-quality and well-programmed community spaces
-  **6,000 New Housing Units - 1,200 Permanently Affordable** as part of a sensitive plan to attract and retain Somerville's best asset: its people.
-  **50% of New Trips via Transit, Bike, or Walking** as part of an equitable plan for access and circulation to and through the City.
-  **85% of New Development in Transformative Areas** as part of a predictable land use plan that protects neighborhood character

The SomerVision Numbers cannot be separated into parts and cannot be separated from the SomerVision Map in order to advocate for a specific action by the City. They must be viewed in the context of the entire Comprehensive Plan including the backup information in Appendix 1 and Appendix 2.

**Somerville: an Exceptional Place to Live, Work, Play, and Raise a Family**

### Our Vision: The SomerVision Map



**The SomerVision Map**

- Areas to **CONSERVE**
- Areas to **ENHANCE**
- Areas to **TRANSFORM**

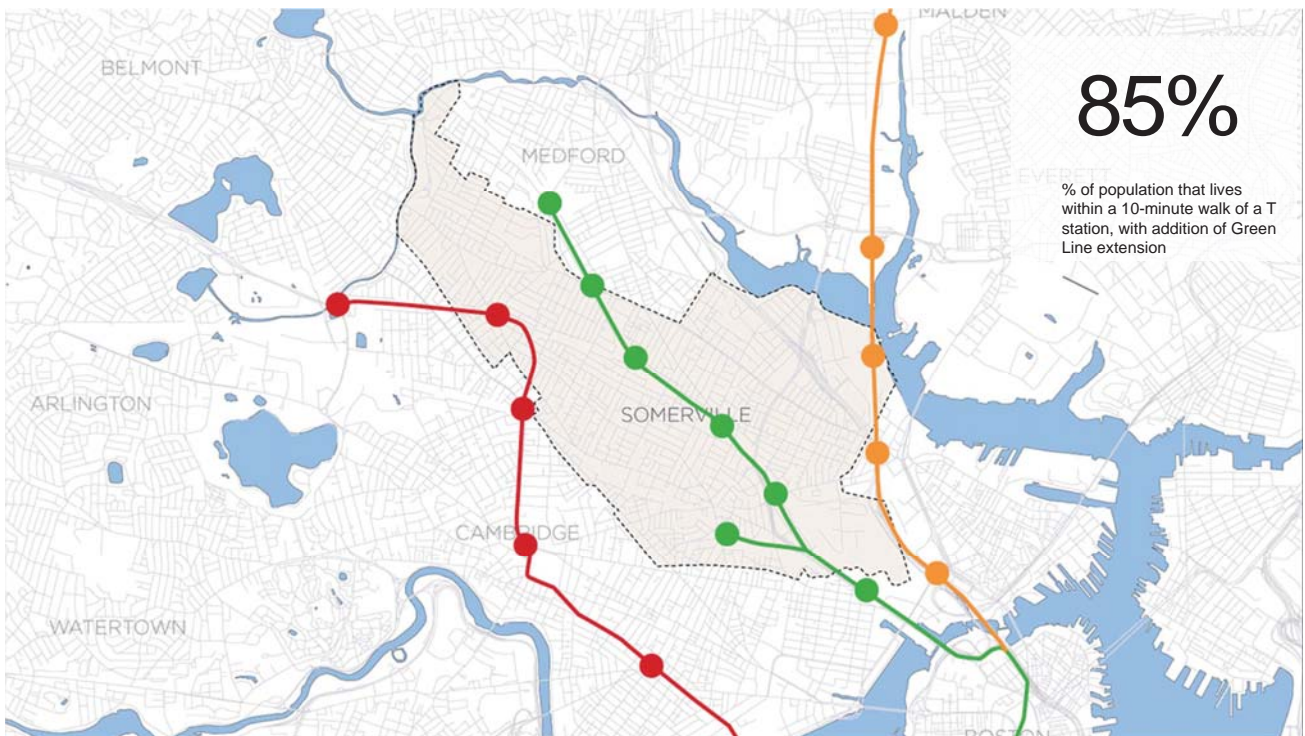
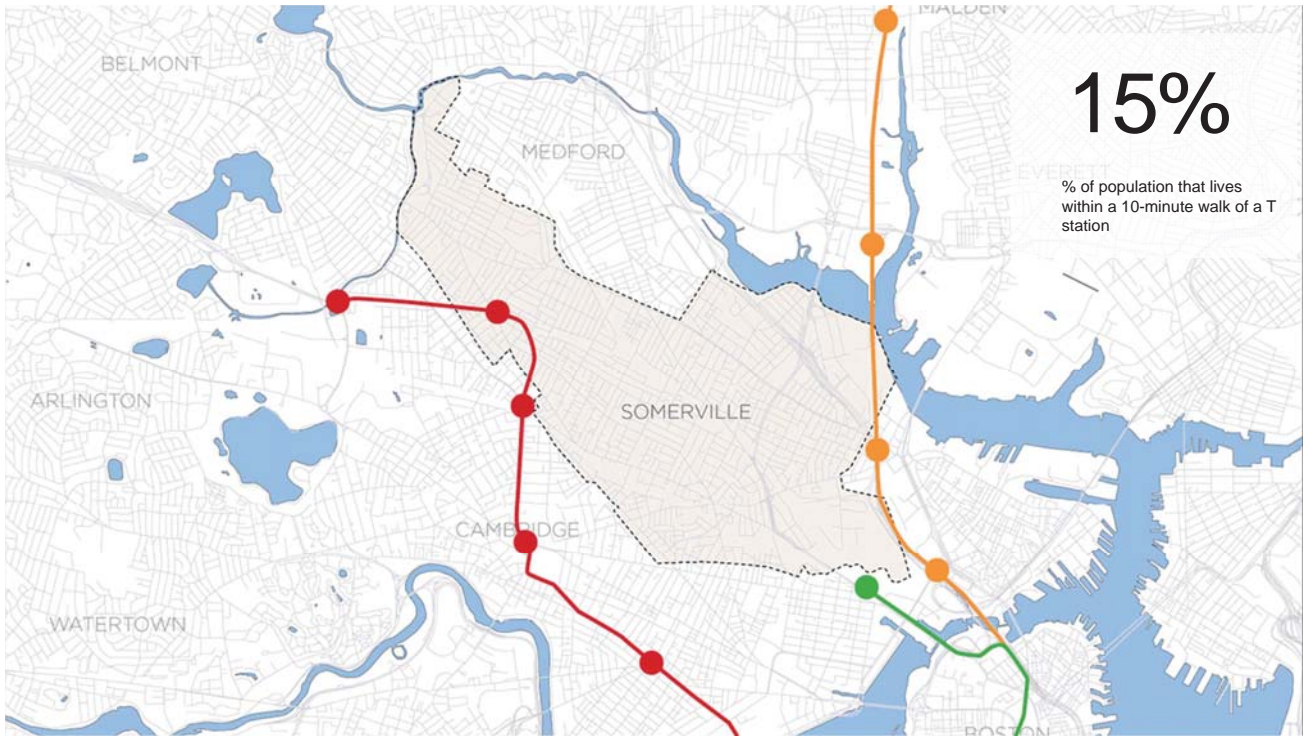
**The SomerVision Map illustrates our Vision for the community to:**

- Conserve**  
our great residential neighborhoods
- Enhance**  
our funky squares and commercial corridors
- Transform**  
opportunity areas on the eastern and southern edges of Somerville.

Photo: Justin Miller

SomerVision - Somerville's Comprehensive Plan

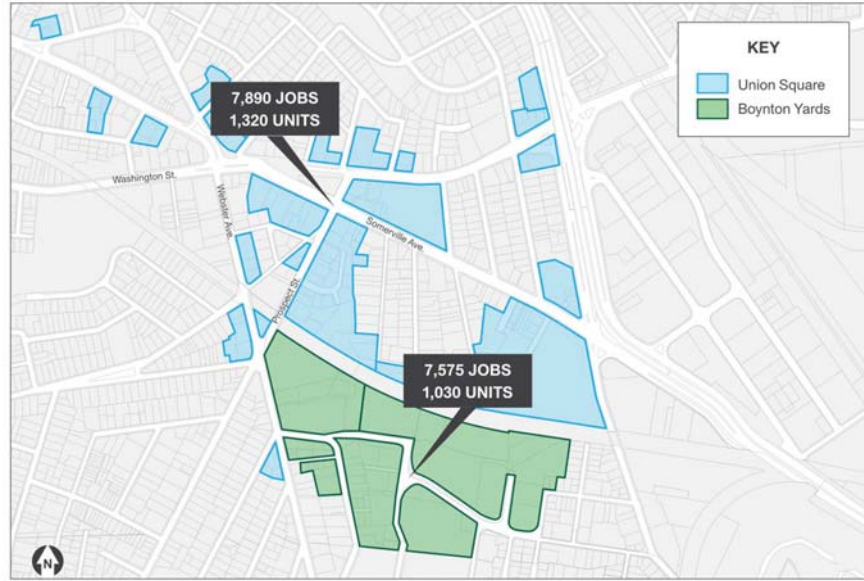
Page 17







How do we not destroy the character of this place?



## Comprehensive Plan Targets



























**PLAN HIGHLIGHTS**

DEVELOPMENT IN UNION SQUARE

**3,738,915** *sf*

DEVELOPMENT IN BOYNTON YARDS

**3,136,742** *sf*

TOTAL SQUARE FEET OF DEVELOPMENT

**6,875,657** *sf*

NEW ACRES OF PUBLIC SPACE

**12.32** + shared streets

TOTAL NEW COMMERCIAL DEVELOPMENT

**4,220,620** *sf*

TOTAL NEW RETAIL DEVELOPMENT (MAXIMUM)

**546,112** *sf*

TOTAL NEW ARTS & CREATIVE ECONOMY SPACE

**90,455** *sf*

TOTAL NEW JOBS

**15,465**

TOTAL NEW HOUSING UNITS

**2,349**

TOTAL NEW AFFORDABLE HOUSING UNITS

**470**

NEW HOUSING IN UNION SQUARE

**1,319**

NEW HOUSING IN BOYNTON YARDS

**1,030**

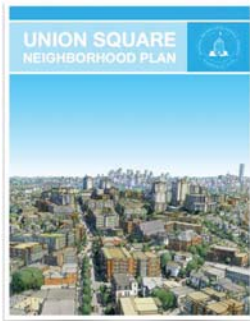
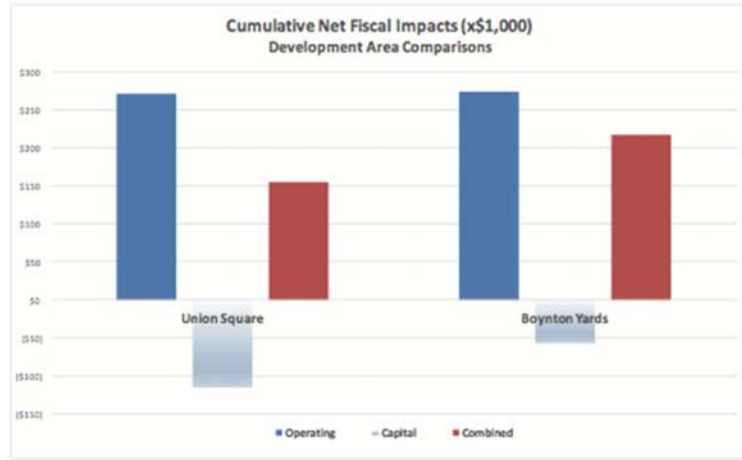


Figure 5. Summary of Cumulative Net Fiscal Impact Results (in 1,000's)

SUMMARY OF CUMULATIVE FISCAL IMPACTS UNION SQUARE AND BOYNTON YARDS FISCAL IMPACT ANALYSIS	SCENARIO	
	UNION SQUARE	BOYNTON YARDS
<b>REVENUE</b>		
Total General Fund Revenue	\$382,232,279	\$527,645,109
Total Special Revenue	\$254,716	\$223,682
<b>TOTAL REVENUE</b>	<b>\$382,486,996</b>	<b>\$527,868,791</b>
<b>EXPENDITURES</b>		
Total City General Fund Operating Expenditures	\$103,808,397	\$47,571,278
Total City Special Revenue Fund Expenditures	\$0	\$0
Total Public Schools Operating Expenditures	\$6,276,599	\$6,315,538
Total City Capital Expenditures	\$116,706,868	\$57,785,769
<b>TOTAL EXPENDITURES</b>	<b>\$226,821,864</b>	<b>\$111,692,585</b>
<b>NET CUMULATIVE FISCAL IMPACT</b>	<b>\$155,665,136</b>	<b>\$216,214,226</b>
<b>AVERAGE ANNUAL IMPACT</b>	<b>\$142,504.53</b>	<b>\$197,140.87</b>

Figure 6. Summary of Cumulative Net Fiscal Impact Results



COORDINATE  
+  
ENGAGE  
+  
DESIGN  
+  
IMPLEMENT



Organize Community Connectors, Communicate with the Neighborhood, & Research  
“Plan the Planning Together”

**STEP 1: COORDINATE**



HOW DO WE MAKE THE PLANNING PROCESS FUN?





Crowdsourcing Event, Stakeholder Interviews, & Surveys  
“Goals & Objectives before Design”

## STEP 2: ENGAGE



WALK & TALK





Multi-Day Charrette, Pop-up Planning Studio, & Focus Group Meetings  
“Real Time Feedback & Problem Solving”

## STEP 3: DESIGN





DESIGN WORKSHOPS



FOCUS GROUPS



## PUBLIC CRITIQUE & FEEDBACK



## TEST IDEAS IN THE REAL WORLD



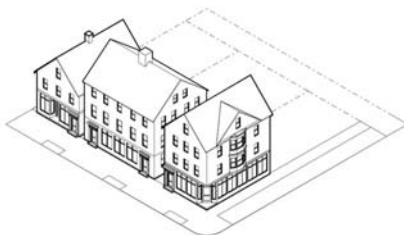


New Zoning Code & Neighborhood Vision Report  
 “Foster a Placemaking Culture”

# STEP 4: IMPLEMENTATION

Article 3 Building Standards // Section 3.6 Primary Building Types

## 9. SHOPHOUSE



### I. MASSING COMPONENTS

- Pitch
- Gallery
- Rear Addition
- Side Wing
- Hyphen
- Shed Corner
- Cross Gable
- Tower
- Arcade

### II. ARCHITECTURAL COMPONENTS

- Shoop
- Canopy
- Porch
- Balcony
- Bay Window
- Turret
- Dormer Window
- Deck
- Roofsides
- Quoin
- Awning

Article 6 Neighborhood Standards // Section 6.6 Thoroughfares

## THOROUGHFARE STANDARDS

### II. COMMERCIAL STREET



#### I. ROADWAY

Right of Way Width	50 min, 74 ft max	<input checked="" type="checkbox"/>
Pavement Width	38 ft max	<input checked="" type="checkbox"/>
Movement	Two-way	<input checked="" type="checkbox"/>
No. of Traffic Lanes	2 lanes	<input checked="" type="checkbox"/>
Traffic Lane Width	15 ft min, 11 ft max	<input checked="" type="checkbox"/>
Parking Lanes	2 Sides (I)	<input checked="" type="checkbox"/>
Parking Lane Width	7ft min, 8 ft max	<input checked="" type="checkbox"/>
Parking Stall Type	Parallel, Angled (I)	<input checked="" type="checkbox"/>

#### II. CURB & DRAINAGE

Curb Type	Granite
Drainage Type	Gutter
Curb Radius	12 ft max

#### III. VERGE

Verge Width	8 ft min, 2 sides	<input checked="" type="checkbox"/>
Walkway Type	Sidewalk, 2 sides	<input checked="" type="checkbox"/>
Walkway Width	4 ft min	<input checked="" type="checkbox"/>
Planter Type	Tree Pits (I)	<input checked="" type="checkbox"/>
Planter Width	3 ft min (I)	<input checked="" type="checkbox"/>
Furnishing Zone	1.5 ft min, 4 ft max	<input checked="" type="checkbox"/>

#### IV. STANDARDS

1. Angled parking permitted by special permit only

# NEWCASTLE COMPREHENSIVE PLAN

DRAFT FALL 2016



## NEWCASTLE, MAINE CHARACTER-BASED CODE

PUBLIC DRAFT  
12.06.2016



MANY MINDS MAKE A BETTER  
PLAN & CODE



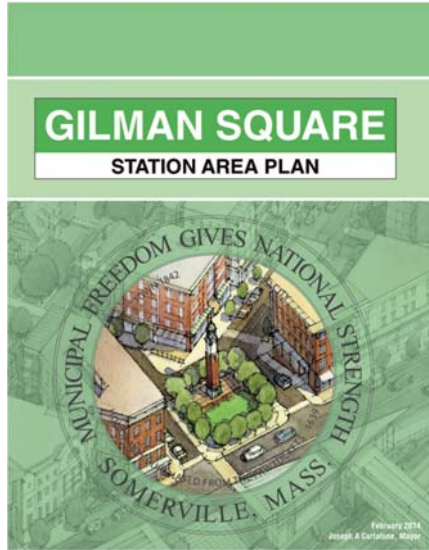


WHAT IS THE POINT OF ALL THIS  
PROCESS?

53



CONSENSUS & TRUST



Capital Investment Plan FY2014-2018

**Title:** Gilman Square Roadway Improvements  
**Project Description:** Improve the intersection of Medford, Pearl, and Marshall Streets and create a square at Gilman Square.  
**Justification:** Improve access, flow, and safety for all modes of transportation (pedestrian, bicycle, MTA bus, and vehicles) in coordination with the Green Line Extension and create a sense of place and community space through targeted enhancements as developed via community input gathered by Somerville by Design. For more information please see the [April 2014 Gilman Square plan](#).  
**Operational Cost Impact:** Improved landscaping will require a little additional maintenance that can be absorbed by existing staff.  
**Mayor's Goal:**  
 1. Quality of Life  
**Project Address:**  
 Medford St., Pearl St., and Marshall St. in Gilman Square

	Total Estimated Cost	Prior Years Funding	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
<b>Capital Costs</b>							
Professional	\$ 250,000	-	-	-	\$ 250,000	-	-
Design	-	-	-	-	250,000	-	-
Construction	2,800,000	-	-	-	-	\$ 500,000	\$ 5,000,000
Equipment	-	-	-	-	-	-	-
Administration	-	-	-	-	-	-	-
<b>Total</b>	<b>\$ 3,050,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,000</b>	<b>\$ 500,000</b>	<b>\$ 5,000,000</b>
<b>Funding Sources</b>							
Capital Stock Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GIS Bonds	2,750,000	-	-	-	250,000	\$ 500,000	\$ 5,000,000
GRAC	-	-	-	-	-	-	-
SA, NS	-	-	-	-	-	-	-
<b>Total</b>	<b>\$ 2,750,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,000</b>	<b>\$ 500,000</b>	<b>\$ 5,000,000</b>

City of Somerville, Massachusetts Page | 45

In 2014 the City committed \$3,000,000 to build the square.

## IMPLEMENTATION OF THE VISION



ATTRACT PASSIONATE PARTNERS



## Feds Give Green Line Extension the Green Light

All seven stops are expected to open by 2021.

by **KYLE SCOTT CLAUSS** • 4/4/2017, 12:28 p.m.



Photo by Chris Devers on Flickr/Creative Commons

The Green Line Extension cleared a crucial hurdle Tuesday, as the Federal Transit Administration approved the MBTA's cost estimates for the long-stalled, \$2.3 billion project, effectively giving it the green light.

Though Congress had agreed to pony up \$1 billion for the Green Line

## OVERCOME HURDLES

## Feds Give Green Line Extension the Green Light

All seven stops are expected to open by 2021.

by **KYLE SCOTT CLAUSS** • 4/4/2017, 12:28 p.m.



Photo by Chris Devers on Flickr/Creative Commons

The Green Line Extension cleared a crucial hurdle Tuesday, as the Federal Transit Administration approved the MBTA's cost estimates for the long-stalled, \$2.3 billion project, effectively giving it the green light.

Though Congress had agreed to pony up \$1 billion for the Green Line

## Governor Baker announces \$13.5 million for infrastructure improvements in Union Square

On November 16, 2016, in Latest News, by The Somerville Times

By Ross Blouin

This past week Governor Charlie Baker and Housing and Economic Development Secretary, Jay Ash joined Mayor Joe Curtatone and Union Square Station Associates (US2) President, Greg Karcewski, to announce a \$13Million MassWorks Infrastructure grant for Union Square.

The \$13M award is the largest single award given to a city or town in the MassWorks program history. The funds will allow the city of Somerville to make extensive water and sewer improvements in Union Square and support the redevelopment of the city's Master Development parcels in the Square. A



Massachusetts Governor Charlie Baker presented Somerville Mayor Joseph Curtatone with a 13M MassWorks Infrastructure grant for Union Square last week.

## FIND FUNDING PARTNERS



## Neighborhood Plan Design

**\$1B Union Square Redevelopment Set To Begin In 2018**

The project, which developers say will add thousands of jobs, received key approval from the planning board and board of aldermen.

By Alex Newman, Patch Staff | Dec 19, 2017 2:46 pm ET | Updated Dec 19, 2017 2:47 pm ET



**SOMERVILLE, MA** - The Union Square redevelopment project recently passed two key benchmarks as it approaches the start of construction next year. Developer Union Square Station Associates (USSA) received approval from the Somerville Planning Board for its Coordinated Development Plan, and the Somerville Board of Aldermen gave the go-ahead to District Improvement Financing for Union Square.

The Coordinated Development Plan (CDP) is the blueprint by which new commercial, housing, open and green spaces will be built. At full build-out, the 2.4



Master Developer's Proposal

## PRIVATE SECTOR ALIGNMENT



HOW DO YOU CREATE  
PLACES THAT PEOPLE  
LOVE?



## WASHINGTON STREET “BY DESIGN” SCHEDULE

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN
Coordinate												
		Engage										
			Design									
					Implement							

### Washington Street Corridor Budget Summary

Updated: 1/22/18		
<b>Task</b>	<b>Description</b>	<b>Cost</b>
Task 0.0	Project Management	\$ 31,855.00
Task 1.0	Existing & Emerging Conditions Research	\$ 70,335.00
Task 2.0	Community Connectors	\$ 2,920.00
Task 3.0	Community Crowdsourcing	\$ 21,625.00
Task 4.0	Multi-Day Planning Event (Charrette)	\$ 121,290.00
Task 5.0	Plan Open House (Public Draft #1)	\$ 143,335.00
Task 6.0	Forums	\$ 18,455.00
Task 7.0	Revise Plan & Zoning Code (Public Draft #2)	\$ 38,190.00
Task 8.0	Final Plan & Zoning Code (Public Draft #3)	\$ 20,255.00
Team Cost		\$ 468,260.00
Direct Cost		\$ 31,740.00
<b>TOTAL</b>		<b>\$ 500,000.00</b>
<b>Summary by Company</b>		
	Principle	\$ 366,260.00
	Transportation & Active Mobility	\$ 50,000.00
	Fiscal Impact	\$ 40,000.00
	Economic Impact	\$ 12,000.00


 Newton<sub>by Design</sub>



# THANK YOU



PRINCIPLE.US  
Washington Street Corridor  
Jan 22, 2018  
[russell@principle.us](mailto:russell@principle.us)

PRINCIPLE

CITY OF NEWTON

IN CITY COUNCIL

2018

ORDERED:

That, in accordance with the recommendation of the Zoning and Planning Committee and the Finance Committees through their respective Chairs Susan Albright and Leonard J. Gentile, authorization be and is hereby approved to increase the authorized number of Full Time Equivalent (FTE) positions in the Planning & Development Department by one (1) FTE position to include a Transportation Director position.

Under Suspension of Rules  
Readings Waived and Approved

(SGD) DAVID A. OLSON  
City Clerk

(SGD) SETTI D. WARREN  
Mayor

Date: \_\_\_\_\_

CITY OF NEWTON

IN CITY COUNCIL

2018

ORDERED:

That, in accordance with the recommendations of the Community Preservation Committee, through its Chair Peter Sargent, and the City Council the Finance Committee through its respective Chair Leonard J. Gentile, the sum of sixty thousand dollars (\$60,000) be and is hereby appropriated from the Community Preservation Fund as shown below to be expended under the direction of the Planning & Development Department for the restoration of the Newton Cemetery’s Whipple-Beal Fence, as detailed in the Community Preservation Committee’s funding recommendation of December 4, 2017.

FROM:	CPA Fund Historic Resources Fund Balance	
	(21-3321B).....	\$13,897
	CPA FY18 Budget Reserve for Historic Resources .....	\$46,103
	(21-5790B)	
TO:	Whipple-Beal Fence Project	
	(21B60220).....	\$60,000

Under Suspension of Rules  
Readings Waived and Approved

(SGD) DAVID A. OLSON  
City Clerk

(SGD) SETTI D. WARREN  
Mayor

Date \_\_\_\_\_



CITY OF NEWTON

IN CITY COUNCIL

2018

ORDERED:

That, in accordance with the recommendation of the Finance Committee through its Chairman Leonard J. Gentile, authorization to settle a claim in the amount of ten thousand dollars (\$10,000) from the School Department's Budget for the purpose of full and final settlement of a claim against the Newton Public Schools, be and is hereby approved.

Under Suspension of Rules  
Readings Waived and Approved

(SGD) DAVID A. OLSON  
City Clerk

(SGD) SETTI D. WARREN  
Mayor

Date \_\_\_\_\_

CITY OF NEWTON

IN CITY COUNCIL

2018

ORDERED:

That, in accordance with the recommendation of the Finance Committee through its Chair Leonard J. Gentile, the transfer of the sum of thirty thousand dollars (\$30,000) for the purpose of purchasing a van for the Information Technology Department is hereby approved as follows:

FROM:	IT Salaries (0111101-511001).....	\$30,000
TO:	IT Automobiles/Light Trucks (0111101-58501).....	\$30,000

Under Suspension of Rules  
Readings Waived and Item Approved

(SGD) DAVID A. OLSON  
City Clerk

(SGD) SETTI D. WARREN  
Mayor

Date: \_\_\_\_\_

CITY OF NEWTON

IN CITY COUNCIL

2018

ORDERED:

That, in accordance with the recommendation of the Finance Committee through its Chair Leonard J. Gentile, the authorization to expend a grant from the Massachusetts Department of Environmental Protection Sustainable Materials Recovery Program Drop-off Equipment Grant Program in the amount of seven thousand dollars (\$7,000) to be administered by the Commissioner of Public Works for the purpose of establishing a new municipal swap shop for household goods and education and outreach materials/activities , be and is hereby approved.

Under Suspension of Rules  
Readings Waived and Approved

(SGD) DAVID A. OLSON  
City Clerk

(SGD) SETTI D. WARREN  
Mayor

Date \_\_\_\_\_



CITY OF NEWTON

IN IN CITY COUNCIL

2018

ORDERED:

That, in accordance with the recommendation of the Public Facilities and Finance Committees through their respective Chairs Deborah J. Crossley and Leonard J. Gentile, the sum of one hundred twenty thousand dollars (\$120,000) be and is hereby appropriated for the purpose of funding additional design engineering services for the West Newton Square Rehabilitation Project, as follows:

From:	Free Cash (01-3497) .....	\$120,000
To:	West Newton Sq. Rehab Design- Engineering Services (C401057-530203) .....	\$120,000

Under Suspension of Rules  
Readings Waived and Approved

(SGD) DAVID A. OLSON  
City Clerk

(SGD) SETTI D. WARREN  
Mayor

Date: \_\_\_\_\_

CITY OF NEWTON

IN CITY COUNCIL

2018

ORDERED:

That, in accordance with the recommendation of the Public Facilities and the Finance Committees through their respective Chairmen Deborah J. Crossley and Leonard J. Gentile, the transfer of the sum of two million seven hundred fifty thousand dollars (\$2,750,000) from the Budget Reserve - Snow/Ice Removal to the Public Works Department is hereby approved as follows:

FROM:	Budget Reserve – Snow & Ice (0110498-5794).....	\$2,750,000
TO:	Regular Overtime (0140110-513001).....	\$750,000
	Rental Vehicles (0140110-5273).....	\$2,000,000

Under Suspension of Rules  
Readings Waived and Approved

(SGD) DAVID A. OLSON  
City Clerk

(SGD) SETTI D. WARREN  
Mayor

Date: \_\_\_\_\_