



## Finance Committee Agenda

### City of Newton In City Council

Monday, March 6, 2017

7:00 PM  
Room 211

#### Items Scheduled for Discussion:

##### Referred to Programs & Services, Land Use and Finance Committees

- #35-17**      **Appropriation of CPA funds for design of the Crescent Street Project**  
COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of two hundred sixty thousand dollars (\$260,000) from the Community Preservation Fund to the Public Buildings Department for feasibility and design work on affordable housing and playground expansion and improvements at 70 Crescent Street, as envisioned by Council Order #384-11(4) and as described in the December 2016 proposal to the Community Preservation Committee and the Community Preservation Committee's detailed funding recommendation. [01/23/17 @ 5:19 PM]  
**Programs & Services Approved 2-0-2 (Hess-Mahan and Leary abstaining) on 02/22/17**  
**Land Use Approved 7-0 (Cote not voting) on 02/28/17**

##### Referred to Land Use and Finance Committees

- #10-17**      **Appropriate \$2 million for development of housing units at 70 Crescent Street**  
HIS HONOR THE MAYOR requesting authorization to appropriate two million dollars (\$2,000,000) from the November 16, 2016 Overlay Surplus Declaration for the purpose of funding the City's share of the development of market rate and affordable housing units at 70 Crescent Street. {12/28/16 @ 4:48 PM]  
**Item split into Part A and Part B:**  
**Part A – Balance of City's Funds for Project Construction \$1,701,500 – HELD**  
**Part B - Project Design Funds \$298,500**  
**Land Use Approved Part B 7-0 @ \$298,500 (Cote not voting) on 02/28/17**

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The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: [jfairley@newtonma.gov](mailto:jfairley@newtonma.gov) or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

**Items Not Scheduled for Discussion at this Meeting:**

**Referred to Public Facilities and Finance Committees**

**#42-17**

**Request to authorize contract(s) to aggregate the electricity load**

COUNCILORS CROSSLEY, ALBRIGHT, BROUSAL-GLASER, LEARY AND NORTON requesting the City Council authorize the Administration to direct the appropriate City departments to research, develop, and participate in a contract or contracts to aggregate the electricity load of residents and businesses in the City of Newton, and for the other related services, independently, or in joint action with other municipalities, and authorize the Mayor to execute all documents to accomplish the same. [02/13/17 @ 4:53 PM]

**Referred to Public Facilities and Finance Committees**

**#6-17**

**Request to establish filing fee for wireless attachments in the public way**

COUNCILORS CROSSLEY, ALBRIGHT, LAPPIN AND GENTILE requesting the establishment of a filing fee from petitioners seeking to attach wireless communications devices to existing or proposed structures in the public way. [12/23/2016 @ 8:37 AM]

**Public Facilities Approved 6-0 and referred the item to Finance (Gentile, Albright not voting)**

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

**#444-16**

**Amendment add fines for certain violations of the Accessory Apartment Ord.**

COUNCILOR BAKER AND COMMISSIONER OF INSPECTIONAL SERVICES proposing an amendment to Chapter 20 of the City of Newton Revised Ordinances to allow non-criminal ticketing of certain violations of the Accessory Apartment Ordinance. [12/16/16 @ 1:40 PM]

**#397-16**

**Discussion w School Administration re \$1.2 million budget deficit**

COUNCILOR GENTILE requesting a discussion with the School Department and members of the School Committee regarding the \$1.2 million deficit in the School Department budget as outlined in the 2017 Fiscal and Operational Update Memo dated October 24, 2016. [11/16/16 @ 10:48 AM]

**Referred to Programs & Services, Public Facilities and Finance Committees**

**#387-16**

**Appropriate \$250,000 for renovation of 1<sup>st</sup> Floor of the Ed Center**

HIS HONOR THE MAYOR requesting authorization to appropriate and expend two hundred fifty thousand dollars (\$250,000) from the Override Capital Stabilization Fund for the purpose of renovating the space on the 1<sup>st</sup> floor of the Ed Center which has been vacated by the relocation of the Pre-K Program to the Aquinas site to house the Central High School Program, additional professional development meeting space, and general office space. [10/31/16 @ 2:05 PM]

**Programs & Services Approved 4-0 on 11/09/16**

**Public Facilities Held on 11/09/16**

**Referred to Public Facilities and Finance Committees**

- #385-16** **Discussion about the Community Solar Share Program**  
PUBLIC FACILITIES COMMITTEE requesting discussion with the Administration and Public Buildings Department about the Community Solar Share Program, which intends to provide credits resulting from solar power generated at 70 Elliot Street to qualifying low income residents. [10/26/16 @ 4:20 PM]  
**Public Facilities Held on 11/09/16**

**Referred to Public Facilities and Finance Committees**

- #384-16** **Appropriate \$71,000 to build an observation deck on the greenway**  
HIS HONOR THE MAYOR requesting authorization to appropriate and expend seventy-one thousand dollars (\$71,000) from Free Cash for the purpose of construction an observation on the greenway walking corridor. [10/31/16 @ 2:05 PM]  
**Public Facilities Held on 11/09/16**

**Referred to Finance and Appropriate Committees**

- #359-16** **Submittal of the FY 2018 to FY 2021 Capital Improvement Plan**  
HIS HONOR THE MAYOR submitting the Fiscal Years 2018 to 2022 Capital Improvement Plan pursuant to section 5-3 of the Newton City Charter. [10/11/16 @ 11:28 AM]

**Referred to Public Facilities and Finance Committees**

- #357-16** **Reallocate \$250,467.24 for decommissioning two elevated storage tanks**  
HIS HONOR THE MAYOR requesting authorization to reallocate the sum of two hundred fifty thousand four hundred sixty-seven dollars and twenty-four cents (\$250,467.24) from the Waban Hill Reservoir Improvements Account to be used for the decommissioning of the Stanton Avenue and Winchester Street elevated storage tanks. [10/11/16 @ 11:29 AM]  
**Public Facilities Approved 6-0 on 10/19/16**

- #353-16** **Review/Acceptance of the FY 2018 – FY 2022 5-year Financial Forecast**  
HIS HONOR THE MAYOR submitting the Fiscal Years 2018 to 2022 5-Year Financial Forecast for City Council review/acceptance. [10/11/16 @ 11:28 AM]

**Referred to Land Use, Programs & Services and Finance Committees**

- #256-16** **Request to extend notification area of notice for special permit petitions**  
COUNCILORS COTE, NORTON, HARNEY, BLAZER, BROUSAL-GLASER, AND LEARY requesting an amendment to the City Council Rules, Article X; Section 6 – Additional Notification Requirements, to include that the area of notice for special permit petitions be expanded beyond the abutters to abutters within 300' required by Massachusetts General Law Chapter 40A to also include

property owners within 600' of the subject property. This notification will apply to all classes of building except for residential 1 and 2-family units that will remain 1 or 2-family units after receiving a special permit. Only abutters to abutters within 300' will be entitled to the rights conferred by Massachusetts General Law Chapter 40A. [07/01/16 @2:09 PM]

- #209-16**      **Discussion of expenditures related to the Complete Streets Grant**  
COUNCILOR FULLER requesting discussion regarding expenditures related to the Complete Streets grant with representatives of the Department of Public Works. [05/26/16 @ 1:11 PM]

### **Referred to Programs & Services, Public Facilities and Finance Committees**

- #175-16**      **Authorization to enter into a settlement agreement with National Grid.**  
HIS HONOR THE MAYOR requesting authorization for the City to enter into a settlement agreement with Boston Gas Company d/b/a National Grid. [04/25/16 @ 6:52 PM]

- #112-16**      **Appropriation of mitigation funds for pedestrian and traffic improvements**  
HIS HONOR THE MAYOR requesting authorization to appropriate and expend the following Mitigation Funds:

|  |          |
|--|----------|
| A. Village Café at 719 Washington Street       | \$2,500  |
| B. 258 Nevada Street at Linwood Street         | \$1,500  |
| C. Cherry Street at Washington Street          | \$2,000  |
| D. O'Hara's Restaurant, Newton Highlands       | \$2,500  |
| E. Rox Diner Parking & Pedestrian Improvements | \$2,500  |
| G. Canton Circle LLC, 714-724 Beacon Street    | \$10,000 |

- #40-16**      **Request to accept MGL 149 Sec 148C related to earned sick time for employees**  
COUNCILOR SANGIOLO requesting that City of Newton formally accept and/or take all necessary steps to accept Massachusetts General Law Chapter 149, Section 148C, in order to qualify full-time, part-time, seasonal, and temporary employees coverage under the earned sick time regulation, 940 CMR 33, as approved by the voters of Massachusetts in the 2014 Election as Ballot Question 4 – Earned Sick Time for Employees. [01/19/16 @ 2:35 PM]

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

- #223-15**      **Discussion on the process of licensing the use of city buildings**  
ALD. LAREDO requesting a discussion of the process of licensing the current and future use of city building, including: (a) how licensees may request the use of city buildings; (b) the process for determining which licensees will get the use of city buildings; (c) how the fees for the use of city buildings are set; and (d) how

the current process compares to the process for permitting the use of school buildings. [08/13/15 @ 11:20 AM]

- #190-15**      **Discussion of policy to record all meetings and post meeting materials online**  
ALD. SANGIOLO requesting a discussion with the Executive Department relative to creating a policy to require audio recordings of all meetings of boards and commissions and requiring them to be posted to the City's website, as well as posting of all documentation that is reviewed by boards and commissions and/or by their designated City staff member.

**Referred to Zoning & Planning, Land Use and Finance Committees**

- #104-15**      **Qualification of affordable units developed at Comm Ave, Pearl St, and Eddy St**  
ALD. JOHNSON, LAREDO, AND GENTILE requesting a report from the Planning Department re how many of the affordable units developed at Commonwealth Avenue, Pearl Street, and Eddy Street qualify for inclusion on the State's Subsidized Housing Inventory List; if a property is not on the list, what can be done to make it eligible. [04/09/15 @ 12:00 PM]

**Referred to Land Use and Finance Committees**

- #49-14**      **Implementation of technology to monitor compliance with special permits**  
LAND USE COMMITTEE requesting discussion with the Chief Financial Officer and the Chief Information Officer regarding the critical need to implement technology which enables the development, management and use of shared, searchable, mobile-accessed (both read and write) database which contains parcel-based information that can be accessed by all city departments (including Planning, Inspectional Services (ISD), Assessing, Engineering, Fire, Police, Health), the Board of Aldermen and the community. This technology must support the work of ISD and other departments in both the office and the field to more effectively and efficiently monitor and enforce compliance with approved special permits and other related Board Orders. [02/10/14 @ 6:47 PM]

Respectfully submitted;

Leonard J. Gentile, Chair



Setti D. Warren  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

**#35-17**  
Telephone  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
www.newtonma.gov  
Barney S. Heath  
Director

## Community Preservation Committee Funding Recommendation for CRESCENT STREET Feasibility & Design

date: 30 January 2017  
from: Community Preservation Committee  
to: The Honorable City Council

### PROJECT GOALS & ELIGIBILITY

For the City property at 70 Crescent Street, Auburndale, this phase will combine professional consultants and community engagement to create final or near-final design documents for the uses required by City Council order 384-11(4) on 16 November 2015: creating at least 4 units of affordable housing and adding at least 20,000 square feet to the Reverend Ford Playground (currently accessed from Curve Street). The housing will be CPA-eligible if it is permanently affordable to households earning less than 100 percent of the area median income. The playground work is CPA-eligible as the creation and rehabilitation of land for outdoor recreation.

The City's submissions to date also anticipate constructing some CPA-ineligible, market-rate housing on the site. The proportion of project costs attributable to this housing cannot yet be determined, but the project's final, post-development report to the CPC will need to document that CPA funds were used only for CPA-eligible costs at all stages, from site assessment through design and construction.

### RECOMMENDED FUNDING

On 19 January 2017, by a vote of 7-1-0 (members Beryl Gilfix opposed, Michael Clarke absent), the Community Preservation Committee recommended appropriating \$260,000 from the Newton Community Preservation Fund to the Public Buildings Department for all CPA-eligible uses included implicitly in this summary:

| 70 Crescent Street - Feasibility & Design   |                                |           |
|---|--------------------------------|-----------|
| Uses  | playground<br>(CPA recreation) | housing   |
| site assessment, feasibility, master plan, final design, construction administration                              | \$204,930                      |           |
| architecture, engineering, survey, consultants, materials testing, reimbursable services, etc. (50% CPA eligible) |                                | \$223,250 |
| <b>total</b>  | <b>\$428,180</b>               |           |
| Sources   |                                |           |
| CPA - funds remaining from \$100,000 appropriation for site assessment  | \$50,000                       | \$8,247   |
| CPA - recommended new appropriation (\$260,000)   | \$156,622                      | \$103,378 |
| non-CPA City funds  | \$0                            | \$111,625 |
| <b>total (greater than "uses" because the CPC preferred to recommend a round amount)</b>                          | <b>\$429,872</b>               |           |
| Note: CPA-funded housing must be affordable to households under 100% of area median income.                       |                                |           |

website [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa)

contact Alice E. Ingerson, Community Preservation Program Manager

email [aingerson@newtonma.gov](mailto:aingerson@newtonma.gov) phone 617.796.1144

Recommendation  
continues on  
page 2. →

## **SPECIAL ISSUES CONSIDERED BY THE CPC: Costs & Benefits of the Project's Housing Component**

As in their previous February, March, July and November 2016 discussions of Crescent Street, on 19 January 2017 all CPC members strongly supported this project's playground/park component. The CPC also thanked the City staff, elected officials and community supporters in the Crescent Street Working Group for reducing both the project's overall anticipated costs and the total anticipated CPA funding per affordable housing unit, from \$500,000 to \$350,000.

However, all CPC members continued to express concerns about the project's housing component, which currently anticipates at least \$425,000 of Newton public funding, from all sources, for each market-rate and each affordable unit, in addition to the contribution of public land. Gilfix opposed CPA design funding because she felt that these public subsidies were not appropriate for market-rate housing. Several other CPC members who voted to support the requested CPA design funding also expressed qualms about this issue.

All CPC members welcomed the project sponsors' explicit commitment to using the feasibility and design phrase to explore further reducing costs or subsidies and expanding affordability for the project's housing component. Options raised at the public hearing included seeking additional funding sources and/or designing for a more diverse mix of incomes, possibly including households at the CPA-eligible maximum of under 100 percent of area median income (AMI) or CPA-ineligible "workforce" households at up to 120 percent of AMI. Several CPC members stated that they would not be comfortable supporting CPA construction funding for the housing component if the final design still includes 4 fully market-rate housing units out of 8 total units.

### **ADDITIONAL RECOMMENDATIONS** (*funding conditions*)

1. The CPC assumes all recommended funds will be appropriated within 3 months, and that feasibility and design work will be completed within 12 months, after the date of this recommendation. If either deadline cannot be met, the Public Buildings Dept. should submit to the CPC a written request to extend that deadline.
2. For state reporting purposes, CPA funds appropriated through this recommendation should be allocated between community housing and recreation as shown in the summary budget on the preceding page.
3. For the project's housing component, feasibility and design work should exceed to the maximum extent possible the affordability goals in Board order #384-11(4), which requires making at least 50% of the project's housing units "affordable [at] a range of affordability," without specifying income levels.
4. Prior to submitting a construction funding request for this project, the Public Buildings Dept. should present to the CPC an in-person and written final report on the design phase, including budget-to-actual cost comparisons and professional construction cost estimates based on completed designs.
5. In its final report on the completed redevelopment of this site, the Public Buildings Dept. should document that no CPA funds were used for pre-development, design or construction costs attributable to market-rate housing.
6. Any CPA funds appropriated but not used for the purposes stated herein will be returned to the Newton Community Preservation Fund.

### **KEY OUTCOMES**

The Community Preservation Committee will evaluate this project based on how well it meets goals 3, 4 and 5 above.

### **ATTACHMENTS**

(delivered to the clerk of the City Council Finance Committee, for forwarding to other Council committees)

- ◆ Proposal and supporting documents submitted to the CPC in December 2016
- ◆ Presentation to CPC public hearing on 19 January 2017

These materials and additional documents, including all community letters received about this proposal, are available online from:

[www.newtonma.gov/gov/planning/cpa/projects/crescent.asp](http://www.newtonma.gov/gov/planning/cpa/projects/crescent.asp)

Newton, Massachusetts CPA program project webpage  
**bold, green text** links to full-text documents

## Crescent Street Affordable Housing & Community Park

70 Crescent Street, Auburndale, MA 02465

### goals:

Build 8 units of rental housing, with at least 4 units permanently affordable (income level to be determined), and expand an existing small community park on land taken for the Mass Turnpike in the early 1960s but later returned to the City of Newton and used by its Parks & Recreation Dept.



### funding:

|             |   |
|-------------|---|
| \$100,000   | CPA funds appropriated for site assessments; CPA funds spent \$41,752<br>For reports from these assessments below, <a href="#">click here</a> . |
| \$1,400,000 | total CPA funds to be requested for affordable housing (incl. feasibility & design funds)   |
| \$1,300,000 | total CPA funds to be requested for community park (incl. feasibility & design funds)   |
| \$2,202,499 | total non-CPA City funds for market-rate housing  |
| \$4,902,499 | TOTAL PROJECT COST (estimated)  |

### contacts:

- Josh Morse, Commissioner & Rafik Ayoub, Project Manager  
City of Newton Public Buildings Dept.  
email: [jmorse@newtonma.gov](mailto:jmorse@newtonma.gov)  
52 Elliot Street, Newton Upper Falls, MA 02464  
phone: 617.796.1600

Barney Heath, Director & Nathan Robinson, Housing Development Planner  
Planning and Development Dept.  
City Hall, 1000 Commonwealth Avenue, Newton Centre, MA 02459  
email: [nrobinson@newtonma.gov](mailto:nrobinson@newtonma.gov)  
phone: 617.796.1120



- Robert DeRubeis, Commissioner  
email: [bderubeis@newtonma.gov](mailto:bderubeis@newtonma.gov)  
& Carol Schein, Open Space Coordinator  
email: [cschein@newtonma.gov](mailto:cschein@newtonma.gov)  
City of Newton Parks & Recreation Dept.  
246 Dudley Road, Kennard Park, Newton, MA 02459  
phone: 718.796.1500

Continues on next page. →



## Funding Process

### 2016

29 January 2016 - **pre-proposal**, with preliminary development budgets for housing & park components

18 February 2016 - **site assessment proposal** and **quotes from Public Buildings on-call consultants** (rec'd 10 March 2016); does not include budgets for housing or park development

17 March 2016 - **site assessment CPC funding recommendation**

4 April 2016 - **site assessment City Council order** (appropriation)

February - November 2016 - **minutes of CPC discussions to date** about this project

12 December 2016 - **full proposal for feasibility & design funds** (\$316,555 in CPA funds; reduced to \$258,308 by requesting to apply unspent balance from site assessment):

- **proposal** including: project summary, project budgets, City plans & permitting decisions, City staff project manager, budgets for sponsoring City depts. *(This long file may load slowly.)*
- **site photos & maps**
- **qualifications for contracted Owner's Project Manager** (deadline for applications was 8 December 2016)
- **revised funding request** (to \$258,308)

19 January 2017 – **design public hearing presentation**

30 January 2017 – **design CPC recommendation** (to appropriate \$260,000)

## Project Background & News

### 2011-2014

23 November 2011 - **Planning Dept. initial memo** to Real Property Reuse Committee

19 September 2012 - **Joint Advisory Planning Group Final Report** (citizen advisory committee appointed to advise the Reuse Committee)

2006-January 2014 - **neighborhood historic maps**

2006-January 2014 - **neighborhood historic photos**

### 2015

13 July 2015 - **Planning Dept. final memo** to Board of Aldermen Real Property Reuse Committee

16 November 2015 - **Board of Aldermen final order for allowed/required reuse of this site**

### 2016

site assessment project:

- **Phase 1 Environmental Report**, completed April 2014, rec'd by CPC July 2016 *(long file, may load slowly)*
- **Site & Existing Conditions Plans**, completed April-May 2016, rec'd by CPC July 2016
- **Foundation Engineering Report**, completed June 2016, rec'd by CPC July 2016 *(long file, may load slowly)*
- **Phase 2 Environmental Report (release abatement plan)**, completed & rec'd by CPC 17 October 2016
- **final site assessment cost summary**, rec'd by CPC 9 December 2016

6 September 2016 - **non-CPA City funds requested for site cleanup**

# **Crescent Street Community Park and Housing Design Funding Proposal**

**Community Preservation Committee**

**City of Newton Interdepartmental Partnership**

**Parks and Recreation Department**

**Planning and Development Department**

**Public Buildings Department**

**January 19, 2017**

# Overview

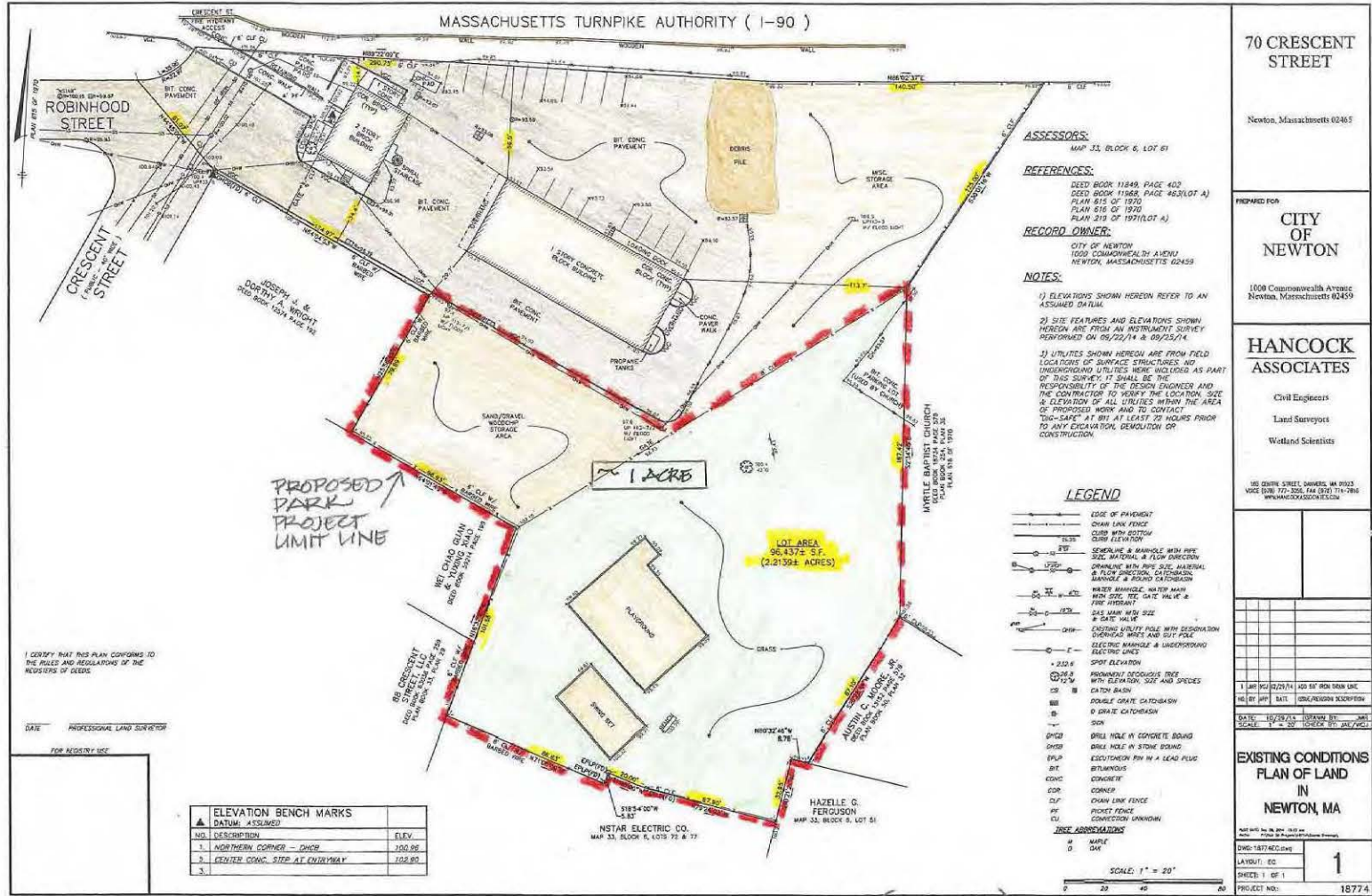


#35-17



# Overview

#35-17



CRESCENT STREET COMMUNITY PARK - PROPOSED PROJECT AREA (~1 ACRE)  
JANUARY 27, 2014

# Progress to Date

- November 2015 - Board Order designating site for park expansion and eight units of mixed-income rental housing
- March-April 2016 – CPC-recommended \$100,000 appropriated for site assessment (Release Abatement Plan)
- August 2016 – City Council authorizes \$100,000 for environmental remediation
- October 2016 – Newton Historical Commission votes that the buildings are not “Preferably Preserved,” allowing for demolition
- November 2016 – January 2017 – Owner’s Project Manager solicited and retained

# CPA Design Request

Schematic and final design of Community Park Expansion and Affordable Housing

|                                   |                  |
|-----------------------------------|------------------|
| Master Plan and Feasibility Study | \$49,680         |
| Park Design Budget                | \$155,250        |
| Housing Design Budget             | \$223,250        |
| <b>Total Design Budget</b>        | <b>\$428,180</b> |

|   |                  |
|---|------------------|
| CPA Design Request                                  | \$316,555        |
| City of Newton Funds (For Non-CPA eligible housing) | \$111,625        |
| <b>Total Design Budget</b>                          | <b>\$428,180</b> |

|                        |                  |
|------------------------|------------------|
| <b>New CPA Request</b> | <b>\$258,308</b> |
|------------------------|------------------|

\*58,247 remaining from the spring 2016 environmental assessment to be applied to current request of \$316,555.

# Schematic and Final Design Phase

## Feasibility and Schematic Design Phase

- February 2017 – September 2017
  - Finalize housing program, including unit size, affordability targeting, and conceptual design
  - Finalize master plan for park expansion

## Final Design Phase

- October 2017 – May 2018

Process will be managed by Owner's Project Manager with community input from residents and financial oversight and management from the Public Buildings Department

- City Point Partners and Ciccolo Group
- Residents
- Crescent Street Working Group
- City of Newton staff

# Estimated Project Budget

|                     |                      |
|---------------------|----------------------|
| Park Budget         | ~ \$1,300,000        |
| Housing Budget      | ~ \$3,600,000        |
| <b>Total Budget</b> | <b>~ \$4,900,000</b> |

|   |  |
|---|--|
| Community Preservation Act Funds <ul style="list-style-type: none"> <li>• Community Park</li> <li>• Affordable Housing</li> </ul> | \$2,700,000 <ul style="list-style-type: none"> <li>• \$1,300,000</li> <li>• \$1,400,000</li> </ul> |
| City of Newton Funds  | \$2,000,000  |
| City of Newton In-Kind Staff Contribution   | ~ \$200,000  |
| <b>Total</b>  | <b>~ \$4,900,000</b>   |





Setti D. Warren  
Mayor

**City of Newton, Massachusetts**  
1000 Commonwealth Avenue Newton, Massachusetts 02459

**#35-17**  
**Barney S. Heath**  
Director  
Planning & Development

**Joshua R. Morse**  
Commissioner  
Public Buildings

**Robert J. DeRubeis**  
Commissioner  
Parks & Recreation

December 12, 2016

Community Preservation Committee  
C/o Alice Ingerson, Community Preservation Program Manager  
1000 Commonwealth Avenue  
Newton, MA 02459

Dear Community Preservation Committee Members:

The City of Newton, through its Public Buildings Department, Department of Planning and Development, and Department of Parks and Recreation, is pleased to submit a proposal for CPA funds to support the feasibility study/master plan and design of a mixed-use park and housing project at 70 Crescent Street in Auburndale.

The repurposing of the parks and recreation site represents a unique opportunity to meet two important needs in the community in additional greenspace/enhanced recreation and affordable housing. The need for affordable housing in Newton is well documented with a substantial shortage of units affordable to low- and moderate-income households. Parks and greenspace are an important community amenity, particularly in the more densely parts of the city, which include Auburndale and West Newton.

The 70 Crescent Street project is an interdepartmental partnership among the Public Buildings Department, Planning and Development Department (on behalf of the Newton Community Development Authority), and the Parks and Recreation Department. Staff from each department will be involved in the project at various levels. In accordance with Board Order #384-11(4), the Public Buildings Department will provide oversight of the project during the development and construction phase and will manage the CPA funds. On November 10<sup>th</sup>, the City issued a Request for Qualifications for an Owner's Project Manager to manage the project through the feasibility study/master plan, design, and construction phases. It is expected that the OPM will be selected no later than January of 2017 and the project will commence in February of 2017.

The OPM will report to an assigned project manager within the Public Buildings Department. Staff from the planning department and the parks and recreation department will also be involved through all phases of the project, but will not directly manage the project funds. Staff from the Buildings department, planning department and parks and recreation department will also participate in the Crescent Street Working Group. The working group is comprised of neighborhood representatives, Ward Councilors, and department staff who meet each month.

The anticipated total request in CPA funds to support this project will be \$2,700,000. These funds will support the feasibility study/master plan, design, and construction phases of the project, providing the entire park related costs and the portion of the housing costs that are attributable to CPA-funded units. The

Applying unspent balance of CPA site assessment funding would reduce this request to **\$258,308.**

current request is for the CPA-eligible feasibility study/master plan and design costs, which include the park component of the project and half of the housing costs. **This request totals \$316,555.**

We would like to thank the CPA for their previous funding of the project that allowed for the geotechnical analysis of the site and the environmental remediation plan. Over the past twelve months, the project has continued to progress on track and we look forward to working towards the continued completion of this priority, community project.


Sincerely,



Joshua R. Morse, Commissioner, Public Buildings Department



Barney S. Heath, Director, Planning and Development Department



Robert J. DeRubeis, Commissioner, Parks and Recreation Department



Setti D. Warren  
Mayor

**City of Newton, Massachusetts**  
1000 Commonwealth Avenue Newton, Massachusetts 02459

**#35-17**  
Barry S. Heath  
Director  
Planning & Development

**Joshua R. Morse**  
Commissioner  
Public Buildings

**Robert J. DeRubeis**  
Commissioner  
Parks & Recreation

December 21, 2016

Community Preservation Committee  
C/o Alice Ingerson, Community Preservation Program Manager  
1000 Commonwealth Avenue  
Newton, MA 02459

Dear Community Preservation Committee Members:

The Public Buildings Department has \$58,247 in CPA funds remaining from the spring 2016 allocation of \$100,000 for the site assessment of Crescent Street. Should the CPA choose to fund the design phase of the 70 Crescent Street project, we request that the remaining balance of these funds be applied to help meet the \$316,555 funding request. **This would reduce the CPA request to \$258,308.**

Sincerely,

Joshua R. Morse, Commissioner, Public Buildings Department



Setti D. Warren  
Mayor

# Newton, Massachusetts Community Preservation Program FUNDING REQUEST

PRE-PROPOSAL

PROPOSAL

Last updated December 2014.

For full instructions, see [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa) or contact us:

Community Preservation Program Manager,  
City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459  
[aingerson@newtonma.gov](mailto:aingerson@newtonma.gov) 617.796.1144

**#35-17**  
(For staff use)  
date rec'd:  
  
Rec'd 4:30  
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2016

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

|   |  |  |   |   |
|---|--|--|---|---|
| <b>Project TITLE</b>  | Crescent Street Affordable Housing & Community Park: Final Design  |  |   |   |
| <b>Project LOCATION</b>   | Full street address (with zip code), or other precise location.<br>70 Crescent Street, Auburndale, MA 02466  |  |   |   |
| <b>Project CONTACTS</b>   | Name & title or organization   | Email  | Phone   | Mailing address                                     |
| <b>Project Manager</b>  | Rafik Ayoub, Project Manager, City of Newton Public Buildings Dept.  | RAyoub@newtonma.gov  | 617-796-1621  | 52 Elliot Street<br>Newton Highlands, MA 02461      |
| <b>Other Contacts</b>   | Barney Heath, Director City of Newton, Planning and Development Dept.  | BHeath@newtonma.gov  | 617-796-1131  | 1000 Commonwealth Ave.<br>Newton, MA 02459          |
|   | Carol Schein, Open Space Coordinator, City of Newton, Parks and Recreation Dept.   | CSchein@newtonma.gov   | 617-796-1507  | 246 Dudley Road<br>Kennard Park<br>Newton, MA 02459 |
| <b>Project FUNDING</b>  | <b>A. Total CPA funds requested:</b><br>Anticipated Total: \$2,700,000<br>This Request: <b>\$316,555</b>   | <b>B. Other funds to be used:</b><br>Anticipated Total: \$2,202,499<br>This Request: \$111,625 | <b>C. Total project cost (A+B):</b><br>Anticipated Total: \$4,902,499 |   |
| <b>Project SUMMARY</b>  | Applying unspent balance of CPA site assessment funding would reduce this request to <b>\$258,308</b> . Project will use the requested CPA funds (use a cover letter rather than sponsoring organization's accomplishments). You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. |  |   |   |
| <p>In accordance with Board Order #384-11(4) dated November 16, 2015, the City-owned property at Crescent Street is to be repurposed as a mixed-use site that will feature the improvement and expansion of the existing Reverend Ford Playground and creation of eight housing units.</p> <p>The Community Preservation Act funds will pay for:</p> <p><b>park component:</b> master plan/feasibility study, design and construction. The total estimated costs for park design and construction are approximately \$1,300,000.</p> <p><b>housing component:</b> a portion of the costs associated with the affordable units. These costs include the conceptual plan/feasibility, design, and construction phases, respectively. The total estimated costs for the project's housing component will be approximately \$3.4 - \$3.5 million (depending on the source of City of Newton non-CPA funds).</p> <p>This CPA request will help fund the feasibility study/master plan and design phases of the park and the housing. The total request is for \$316,555.</p> |  |  |   |   |

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

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|---|--|---|---|
| <b>Project TITLE</b>  | Crescent Street Affordable Housing & Community Park: Final Design  |   |   |
| <b>USES of FUNDS</b>  |  | <b>RECREATION LAND</b>                        | <b>COMMUNITY HOUSING</b>                    |
| <b>Check all that apply.</b>  | <b>create</b>  | ✓   | ✓   |
|   | <b>rehabilitate/ restore</b>   | ✓   |   |
|   | for housing using CDBG or HOME funds:  | <b>new construction</b>                       | <b>site preparation/ remediation</b>        |
| <b>COMMUNITY NEEDS</b>  | From each of at least 2 plans linked to <a href="#">Guidelines &amp; Forms</a> from <a href="http://www.newtonma.gov/cpa">www.newtonma.gov/cpa</a> , provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan. |   |   |
| <u>Recreation and Open Space Plan Update – 2013-2019</u>  |  |   |   |
| Section 1, Plan Summary, page 1 of 2:   |  |   |   |
| <ul style="list-style-type: none"> <li>Ongoing need to preserve, protect and provide additional open space including pocket parks in the more densely populated neighborhoods of Newton.</li> <li>Need to continue expanding accessibility for persons with disabilities [on] active and passive recreation sites.</li> </ul>   |  |   |   |
| <u>Newton Comprehensive Plan, November 19, 2007</u>   |  |   |   |
| Section 7: Open Space and Recreation, Page 7-3:   |  |   |   |
| <ul style="list-style-type: none"> <li>Goal #2: ensure an adequate amount, variety and distribution of open space for ... public benefit</li> </ul>   |  |   |   |
| Section 3: Land Use, Page 3-17  |  |   |   |
| <ul style="list-style-type: none"> <li>By providing 4-8 affordable units, this project contributes to the City's housing goals of maintaining economic diversity of housing and helps to ensure all citizens have access to housing. "Maintaining access to Newton housing for a broad range of households is a long-held basic community value." Page 3-17.</li> </ul>   |  |   |   |
| Section 5: Housing, Page 5-13   |  |   |   |
| <ul style="list-style-type: none"> <li>"Newton's housing concerns can't be wholly resolved until the region's housing crisis is mitigated, which more than anything else requires additional housing production. Our intention is to accommodate a responsible share of the region's overall housing need without overdevelopment."</li> </ul>  |  |   |   |
| <u>Newton Leads 2040: A Blueprint to Promote Affordable, Diverse Housing and Economic Growth (June 2016)</u>  |  |   |   |
| <ul style="list-style-type: none"> <li>Priority Actions, pages 36-37 - The repurposing of the 70 Crescent Street site as expanded park space and eight units of mixed-income housing is identified as one of ten priority actions in the Newton Leads 2040 Housing Strategy.</li> </ul>   |  |   |   |
| <b>COMMUNITY OUTREACH</b> <i>Summarize efforts to communicate with abutters, neighborhood &amp; City Councilors.</i>  |  |   |   |
| The proposed project has gone through a long process of consideration through the reuse process with multiple meetings with Councilors, abutters and the neighborhood. This process culminated in a reuse board order directing the Mayor to advance this project and with recommendations related to the ultimate design. The master planning and design process will include significant additional community engagement. |  |   |   |
| <b>COMMUNITY CONTACTS</b>   | List at least 3 Newton residents or organizations willing and able to comment on the project and its manager's qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.                                       |   |   |
|   | <b>Name &amp; title or organization</b>  | <b>Email</b>                                  | <b>Phone</b>                                |
|   |  |   | <b>Mailing address</b>                      |
|   | Elaine Rush Arruda   | rusharruda@verizon.net,<br>EArruda@Lasell.edu | 617.243.2242                                |
|   |  |   | 1921 Commonwealth Ave., Auburndale<br>02466 |
|   | Shule Aksan  | aksansul@hotmail.com                          | 617.460.1151                                |
|   |  |   | 98 Crescent St., Auburndale 02466           |
|   | Beth Wilkinson, on behalf<br>of the Newton Conservators  | Bethwilkinson@mac.com                         | 617-969-4443                                |
|   |  |   | 14 Trowbridge St., Newton Centre 02459      |

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

|  |   |                  |                                  |                  |   |                    |
|--|---|------------------|----------------------------------|------------------|---|--------------------|
| <b>Project TITLE</b>   | Crescent Street Affordable Housing & Community Park: Final Design |                  |                                  |                  |   |                    |
| <b>HOUSING TARGET POPULATION &amp; SPECIAL FEATURES</b> <i>Check all that apply.</i>   |   |                  |                                  |                  |   |                    |
| ✓ <b>Individual/Family</b>   |   |                  |                                  |                  |   |                    |
| Special features (historic preservation, sustainability, etc.): <b>The project will be designed to maximize energy efficiency and performance.</b> |   |                  |                                  |                  |   |                    |
| <b>HOUSING TYPE</b> <i>Check all that apply.</i>   |   |                  |                                  |                  |   |                    |
| Homeownership  | ✓ Rental  |                  | Combination or other (identify): |                  |   |                    |
| <b>HOUSING UNIT COMPOSITION</b> <i>List the development's number of units in each category.</i>  |   |                  |                                  |                  |   |                    |
|  | <b>Total</b>  | <b>≤ 30% AMI</b> | <b>≤ 50% AMI</b>                 | <b>≤ 80% AMI</b> | <b>&gt;80 %, &lt; 100% AMI</b>                    | <b>Market-rate</b> |
| SRO  |   |                  |                                  |                  |   |                    |
| Studio   |   |                  |                                  |                  |   |                    |
| 1 BR   | 2   |                  | 1*                               |                  |   | 1                  |
| 2 BR   | 4   |                  | 2*                               |                  |   | 2                  |
| 3 BR   | 2   |                  | 1*                               |                  |   | 1                  |
| 4 BR/+   |   |                  |                                  |                  |   |                    |
| <b>*Affordable unit mix by income limits will be determined during the feasibility study phase.</b>  |   |                  |                                  |                  |   |                    |
| <b>SUMMARY CAPITAL/DEVELOPMENT BUDGET – Please provide separate, detailed attachment.</b>  |   |                  |                                  |                  |   |                    |
| <b>Uses of Funds – Total Project</b>   |   |                  |                                  |                  |   |                    |
| <b>Feasibility/Design</b>  |   |                  |                                  |                  |   |                    |
| Park Master Plan/Feasibility Study   |   |                  |                                  |                  |   | \$49,680           |
| Housing Design and Engineering   |   |                  |                                  |                  |   | \$378,500          |
| City of Newton Staff Time  |   |                  |                                  |                  |   | \$100,486          |
| <b>Construction</b>  |   |                  |                                  |                  |   |                    |
| Park   |   |                  |                                  |                  |   | ≈\$1,095,070       |
| Housing  |   |                  |                                  |                  |   | ≈\$3,176,750       |
| City of Newton Staff Time  |   |                  |                                  |                  |   | \$102,013          |
| <b>D. TOTAL USES</b> (should equal C. on page 1 and E. below)  |   |                  |                                  |                  |   | ≈\$4,902,499       |
| <b>Sources of Funds – Total Project</b>  |   |                  |                                  |                  | <b>Status</b><br>(requested, expected, confirmed) |                    |
| CPA funding  |   |                  |                                  |                  | Partially Requested                               | \$2,700,000        |
| City of Newton Funds   |   |                  |                                  |                  | Expected  | \$2,000,000        |
| City of Newton Staff   |   |                  |                                  |                  | Expected  | \$202,499          |
| <b>E. TOTAL SOURCES</b> (should equal C. on page 1 and D. above)   |   |                  |                                  |                  |   | \$4,902,499        |
| <b>SAMPLE ANNUAL OPERATIONS &amp; MAINTENANCE BUDGET – Please provide separate 10-yr projection.</b>   |   |                  |                                  |                  |   |                    |
| <b>Uses of Funds</b>   |   |                  |                                  |                  |   |                    |
| Estimated Park Maintenance Budget (see attached)   |   |                  |                                  |                  |   | \$5,595            |
| Housing Operating and Maintenance Expenses (see attached)  |   |                  |                                  |                  |   | \$62,500           |
| <b>F. TOTAL ANNUAL COST</b> (should equal G. below)  |   |                  |                                  |                  |   | \$68,095           |
| <b>Sources of Funds</b>  |   |                  |                                  |                  |   |                    |
| City of Newton Parks and Recreation Department Maintenance Budget  |   |                  |                                  |                  |   | \$5,595            |
| Housing Annual Maintenance and Operating Expenses – Operating Income   |   |                  |                                  |                  |   | \$62,500           |
| <b>G. TOTAL ANNUAL FUNDING</b> (should equal F. above)   |   |                  |                                  |                  |   | \$68,095           |

|                         |   |                                |
|-------------------------|---|--------------------------------|
| <b>Project TITLE</b>    | Crescent Street Affordable Housing & Community Park: Final Design     |                                |
| <b>Project TIMELINE</b> | <b>Phase or Task</b>  | <b>Season &amp; Year</b>       |
|                         | Hire Owner's Project Manager  | February 2017                  |
|                         | Phase I – Feasibility Study/Schematic Design Phase/Site Plan Approval | February 2017 – September 2017 |
|                         | Design Development/Construction Documents/Bidding Phase               | October 2017 – May 2018        |
|                         | Construction Phase  | June 2018 – November 2019      |

Accessibility levels and features will be determined during the feasibility/design phase of the project.

| <b>ARCHITECTURAL ACCESS WORKSHEET</b>   |  |
|---|--|
| Use this table to show how the proposed project will meet or exceed the most stringent applicable requirements. |  |
| <b>REQUIRED</b>   | <b>PROPOSED</b>  |
| <b>1. Site access – accessible route</b>  |  |
| To be completed during the design phase of the project  | To be completed during the design phase of the project |
| <b>2. Accessible parking (identify proposed total # of spaces)</b>  |  |
| To be completed during the design phase of the project  | To be completed during the design phase of the project |
| <b>3. Building entrances &amp; accessible routes within buildings</b>   |  |
| To be completed during the design phase of the project  | To be completed during the design phase of the project |
| <b>4. Common areas &amp; facilities (offices, laundry rooms, community rooms, etc.)</b>                         |  |
| To be completed during the design phase of the project  | To be completed during the design phase of the project |
| <b>5. Group 1 Units (MAAB) (include units covered by the FHA)</b>   |  |
| To be completed during the design phase of the project  | To be completed during the design phase of the project |
| <b>6. Group 2 Units (MAAB)</b>  |  |
| To be completed during the design phase of the project  | To be completed during the design phase of the project |

| Project TITLE   |                                | Crescent Street Affordable Housing & Community Park: Final Design   |   |  |
|---|--------------------------------|---|---|--|
| <b>ATTACHMENTS CHECKLIST</b>  |                                |   |   |  |
| Please note: on the Newton CPC website, attachments marked ** below are posted separately.                              |                                |   |   |  |
| ↓ Check off submitted attachments here.   |                                |   |   |  |
| REQUIRED  | ✓                              | <b>COVER LETTER</b>   | from head(s) of City dept.(s) to which funds will be appropriated, confirming specific staff assigned to manage the project; <b>please also attach Board order #384-11(4), 16 November 2015, committing to CPA-eligible uses for this site.</b> |  |
|   | ✓                              | <b>** PHOTOS</b>  | of existing site or resource conditions   |  |
|   | ✓                              | <b>** MAPS</b>  | of site in relation to nearest major roads  |  |
|   | ✓                              | <b>CAPITAL IMPROVEMENT PLAN</b>   | current listing/ranking & risk factors for this project   |  |
| <b>PROJECT FINANCES: Uses &amp; Sources</b> (electronic submission should include budgets in Excel)                     |                                |   |   |  |
| Detailed budget attachments REQUIRED for full proposal.   | ✓                              | <b>development pro forma/capital budget:</b> include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)  |   |  |
|   | ✓                              | <b>operating/maintenance budget, projected separately for each of the next 10 years</b><br><i>For housing, please use these assumptions, or more conservative ones: revenue from rents or fees increasing no more than 2% per year; expenses increasing at least 3% per year.</i>   |   |  |
| REQUIRED  | ✓                              | <b>non-CPA funding:</b> commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions  |   |  |
| RENTAL ONLY   |                                | <b>market analysis:</b> To be completed during feasibility study  |   |  |
|   |                                | <b>rental subsidy, if any:</b> Not anticipated at this time   |   |  |
| <b>RELOCATION, FAIR HOUSING &amp; ACCESSIBILITY – All of these attachments will be submitted prior to construction.</b> |                                |   |   |  |
| REQUIRED  |                                | <b>affirmative marketing &amp; resident selection</b>   |   |  |
|   |                                | <b>reasonable accommodation/reasonable modification policy</b>  |   |  |
|   |                                | <b>architectural access worksheet:</b> applicable requirements & proposed features  |   |  |
| <b>SPONSOR FINANCES &amp; QUALIFICATIONS</b>  |                                |   |   |  |
| REQUIRED  | ✓                              | <b>for sponsoring/owning department or organization, most recent annual operating budget</b> (revenue & expenses) & <b>financial statement</b> (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.) - <b>Will be submitted prior to construction</b> |   |  |
|   | ✓                              | <b>resumés for project manager/development team</b> , including any affiliations with City boards or commissions  |   |  |
|   |                                | <b>FOR DEVELOPER (City of Newton)</b>   |   |  |
|   |                                | <b>mission &amp; current housing portfolio:</b> This is the City’s first housing development.   |   |  |
|   |                                | <b>previous similar projects completed:</b> This is the City’s first housing development.   |   |  |
| <b>SITE CONTROL, VALUE &amp; DEED RESTRICTIONS</b>  |                                |   |   |  |
| REQUIRED  |                                | <b>City agreement to grant permanent deed restrictions</b> for housing affordability and public recreational use of the site: <b>It is expected that the NCDA would be subject to the affordable housing restriction held by the City and DHCD (through the LIP Program).</b>   |   |  |
|   | <b>ZONING &amp; PERMITTING</b> |   |   |  |
|   |                                | short email confirming review by the <b>Development Review Team (DRT)</b> – <b>To be completed during design phase</b>  |   |  |
|   | ✓                              | <b>environmental mitigation plans:</b> See summary “Zoning and Permitting Summary”  |   |  |
|   | ✓                              | <b>zoning relief and permits required:</b> See summary “Zoning and Permitting Summary”  |   |  |
|   | ✓                              | <b>other approvals required:</b> See summary “Zoning and Permitting Summary”  |   |  |
|   | ✓                              | <b>DESIGN &amp; CONSTRUCTION</b>  | <b>scope of work</b> – Attached is <b>** RFQ for Owner’s Project Manager;</b> City is currently in the process of reviewing RFQ responses floor plans & elevations;   |  |
| OPTIONAL  |                                | <b>LETTERS of SUPPORT</b>   | from Newton residents, organizations, or businesses   |  |



CITY OF NEWTONIN BOARD OF ALDERMEN

November 16, 2015

That, pursuant to Section 2-7 of the Revised Ordinances of 2012, as amended, after a public hearing and upon recommendation of the Real Property Reuse Committee through its Chair Susan Albright, it is hereby

## ORDERED:

That the property located at 70 Crescent Street (hereinafter referred to as "the Site"), containing approximately 60,000 square feet of land, identified as a portion of Section 33, Block 06, Lot 061, and containing the former Parks and Recreation administrative offices as well as the current Parks and Recreation maintenance facility, be transferred to the temporary custody of the Public Buildings Department for the purpose of developing and constructing a mixed-income residential rental project (the "Housing Project"), and to enlarge the adjacent Reverend Ford Playground to the maximum extent possible; and,

Following development of the Site as recommended in this Board Order, the Housing Project shall be transferred to the custody of the Newton Community Development Authority (NCDA), and any land not needed for the Housing Project shall be transferred back to the Parks and Recreation Department to be combined with the adjacent Reverend Ford Playground.

## FURTHER BE IT RESOLVED:

1. That NCDA, the Parks and Recreation Department, and the Public Buildings Department work collaboratively with input from the community on plans for the Housing Project and the Reverend Ford Playground as a whole, including the Myrtle Baptist Church.
2. That the Housing Project have a minimum of 50% affordable units and that such units represent a range of affordability.
3. That the Housing Project include a context sensitive design that has a compact footprint and modest sized units so that the adjacent Reverend Ford Playground will be expanded to the maximum extent possible with the addition of land from the Site not needed for the Housing Project. The final site plan shall include a minimum of 20,000 square feet of open space to be used to enlarge the playground/open space area.
4. That the Housing Project be limited to eight units.
5. That the Housing Project demonstrates high performance energy efficiency and best building practices.

6. That the integrated site plan for the Housing Project and the Reverend Ford Playground improve public access to the Reverend Ford Playground. The City shall continue to pursue the acquisition of the adjacent Eversource property for further expansion or access to the playground/open space area.
  
7. That the City shall continue to work with the Myrtle Baptist Church regarding its needs for additional parking and additional means of egress and ingress to the church property.

Under Suspension of Rules

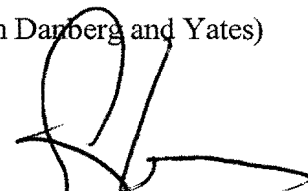
Readings Waived and Approved

20 yeas 2 nays (Aldermen Brousal-Glaser and Norton) 2 absent (Aldermen Danberg and Yates)



(SGD) DAVID A. OLSON

City Clerk



(SGD) SETTI D. WARREN

Mayor

## HISTORY OF NEWTON RECREATION DEPARTMENT BUILDING LOCATED AT

70 Crescent Street, Auburndale

The Newton Recreation Department moved from the Newton City Hall to the present brick, Dutch Colonial building located at 70 Crescent Street in the Auburndale section of Newton during February of 1970; after minor renovations were completed. The maintenance division of the department moved shortly thereafter, to this same location behind the office building.

On or about August 1969, the Board of Aldermen voted to purchase the land and building from the Massachusetts Turnpike Authority. The final purchase was not completed until 1970 and 1971. According to the City of Newton Assessor's records, 2 parcels of land were purchased. The first with an area of 103,363 square feet at a cost of \$77,500.00 on June 23, 1970, and the second area of 24,137 square feet, at a cost of \$1,600.00, on March 17, 1971, for a total cost of \$79,100.00. Of interest is the fact that the Assessor's record does not show that the area contained a building.

The building was constructed by the Richard White Construction Company, for their own use in 1947 and continued to be occupied by them until March 1963, when it was taken by the Turnpike Authority through Eminent Domain (price still restricted information at this present time) Originally they had planned to construct an interchange in this general area - finally constructed just East of this area. White's building was not completed and it is believed that they were allowed to remain until 1964 when it was completed almost diagonally across the "pike".

At this time, State Police "Troop E" (uniquely supported entirely by the Mass. Turnpike Authority) moved into this building, where they remained until 1967. At this point they were able to move into brand new quarters which had been specially constructed for them at the Brighton/Allston interchange. Turnpike maintenance then moved into both building in 1967 and remained until August 1969. Direct access onto the "Pike" was available for Police & maintenance, was cut off after Recreation moved in to prevent unauthorized travel from this area (motorists were aware of this access from here and would drive down beside the building and through the yard - in fact, many still try after 7 years) A fence was constructed by the Turnpike Authority.

Information obtained from:  
Richard White Construction  
Jack Francis of Mass. Turnpike Authority  
Assessor's office of Newton  
& my own knowledge - M. Lesbirel

| Priority | Dept             | Asset Category           | Project Title   | Project Description / Justification  | Est Cost in FY2017 | Risk Factor | Funding Source     | Approved Funding | FY 2017 To Be Docketed | FY2018       | FY2019 | FY2020 | FY2021 | FY2022 |
|----------|------------------|--------------------------|---|--|--------------------|-------------|--------------------|------------------|------------------------|--------------|--------|--------|--------|--------|
| 21       | DPW              | Large Vehicle/ Equipment | Utilities Large Vehicle Replacement - Gradall                     | To assist the Highway and DPW department with paving and excavation around the city  | \$ 250,000         | 58.1        | Bonding            | \$ 250,000       | \$ -                   | \$ -         | \$ -   | \$ -   | \$ -   | \$ -   |
| 22       | Schools          | Building                 | Bigelow School - Mechanical Upgrades                              | Two boilers are 54 years old and beyond their useful life. Replace one boiler, storage, and enhance circulation system.  | \$ 400,000         | 58.0        | Bonding            | \$ -             | \$ 400,000             | \$ -         | \$ -   | \$ -   | \$ -   | \$ -   |
| 23       | Fire Dept        | Large Vehicle/ Equipment | Replace Fire Dept Pumper Truck (Engine 3)                         | Replace Engine 3, a 2004 Pumper Truck; to be used as spare to replace spare Engine 14, a 1992 pumper that should no longer be used.  | \$ 650,000         | 57.5        | Bonding            | \$ 650,000       | \$ -                   | \$ -         | \$ -   | \$ -   | \$ -   | \$ -   |
| 24       | Parks/Rec        | Roads/ Paving            | Replace Gath/Albemarle Foot Bridge                                | Footbridge structure (steel and abutement) is in poor condition and is not wheelchair accessible.  | \$ 150,000         | 56.5        | Free Cash          | \$ -             | \$ 150,000             | \$ -         | \$ -   | \$ -   | \$ -   | \$ -   |
| 25       | DPW/ Storm       | Large Vehicle/ Equipment | Utilities Large Vehicle Replacement - Street Sweeper              | Purchase a new street sweeper for city operations  | \$ 216,000         | 56.3        | Bonding            | \$ 216,000       | \$ -                   | \$ -         | \$ -   | \$ -   | \$ -   | \$ -   |
| 26       | Parks/Rec        | Building                 | Elliot Street Building  | Metal building for Parks & Rec   | \$ 350,000         | 56.1        | Bonding            | \$ -             | \$ 350,000             | \$ -         | \$ -   | \$ -   | \$ -   | \$ -   |
| 27       | DPW/ Water       | Water                    | Manet Road Reservoir Gate Valve                                   | Repair Gate Valve  | \$ 400,000         | 56.0        | Water Funds        | \$ 400,000       | \$ -                   | \$ -         | \$ -   | \$ -   | \$ -   | \$ -   |
| 28       | DPW/ Sewer       | Sewer                    | Prairie Avenue Sewer Pump Station                                 | Station built 1950, rehabbed in 1992. Contains 2 (5 hp) pumps. Replace wet well.   | \$ 200,000         | 56.0        | Sewer Funds        | \$ -             | \$ 200,000             | \$ -         | \$ -   | \$ -   | \$ -   | \$ -   |
| 29       | Public Buildings | Building                 | Crescent Street Project   | Develop affordable housing on Crescent Street at former Parks and Recreation facility.   | \$ 5,300,000       | 55.7        | CPA Eligible       | \$ -             | \$ 5,300,000           | \$ -         | \$ -   | \$ -   | \$ -   | \$ -   |
| 30       | Parks/Rec        | Parks / Open Space       | Tennis Courts - Replace McGrath Playground (Warren) Tennis Courts | Replace 3 existing tennis courts at McGrath Playground   | \$ 280,000         | 55.4        | Bonding            | \$ -             | \$ 280,000             | \$ -         | \$ -   | \$ -   | \$ -   | \$ -   |
| 31       | Parks/Rec        | Parks / Open Space       | Newton Highlands Playground - Phase II Design & Construction      | 2008 Master Plan for park renovation in 2 phases. Ph II will complete the fields to provide tennis courts and football field.  | \$ 2,900,000       | 54.8        | CPA Eligible       | \$ 2,500,000     | \$ 400,000             | \$ -         | \$ -   | \$ -   | \$ -   | \$ -   |
| 32       | DPW/ Storm       | Storm                    | Hammond Brook Pipe Replacement                                    | Storm Drain between Glen Ave. and Beacon Street needs increase capacity to alleviate flooding in rear yards of Glen Ave.   | \$ 350,000         | 50.0        | Storm Funds        | \$ -             | \$ -                   | \$ 362,250   | \$ -   | \$ -   | \$ -   | \$ -   |
| 33       | DPW              | Roads/ Paving            | Oak & Christina Intersection                                      | MassWorks project to reconstruct intersection, including geometric changes & improvements to traffic flow. The work includes constructing a realignment of Christina Street to the southwest to line up with Oak Street, traffic signal replacements, new roadway milling and pavement, new concrete sidewalks, new ADA ramps, modifying the closed drainage system, new pavement markings, and new traffic signs. | \$ 1,500,000       | 49.7        | Alternate Funding  | \$ -             | \$ -                   | \$ 1,552,500 | \$ -   | \$ -   | \$ -   | \$ -   |
| 34       | DPW/ Storm       | Storm                    | Rehabilitation of Forest Grove Storm System Pump Station          | Pump station is used for flood and mosquito control of Flowed Meadow and needs upgrades and repair work to function properly.  | \$ 170,000         | 49.6        | Storm Funds        | \$ -             | \$ -                   | \$ 175,950   | \$ -   | \$ -   | \$ -   | \$ -   |
| 35       | DPW/ Sewer       | Sewer                    | Sewer Inflow /Infiltration Project - Area 5                       | Part of 12 year program to remove excess inflow and infiltration into sewer system.  | \$ 4,600,000       | 49.4        | Sewer/ MWRA        | \$ -             | \$ -                   | \$ 4,761,000 | \$ -   | \$ -   | \$ -   | \$ -   |
| 36       | Parks/Rec        | Parks / Open Space       | Rubbish Truck   | Replace 1994 Rubbish Truck   | \$ 300,000         | 49.3        | Bonding            | \$ -             | \$ -                   | \$ 310,500   | \$ -   | \$ -   | \$ -   | \$ -   |
| 37       | Public Safety    | Emergency Comms          | Radio System Infrastructure                                       | Install continuous power, repeaters & receivers, and other radio system infrastructure improvements  | \$ 1,000,000       | 49.2        | Bonding            | \$ -             | \$ -                   | \$ 1,035,000 | \$ -   | \$ -   | \$ -   | \$ -   |
| 38       | DPW/ Sewer       | Sewer                    | Quinobequin Road Sewer Pump Station - Replace Pump                | Sewerage pumped to higher point and gravity fed to MWRA pipes for treatment. Replace pump 1 and motors at life expectancy.   | \$ 150,000         | 49.1        | Sewer Funds        | \$ -             | \$ -                   | \$ 155,250   | \$ -   | \$ -   | \$ -   | \$ -   |
| 39       | DPW/ Water       | Large Vehicle/ Equipment | Utilities Large Vehicle Replacement                               | Replacement of existing city vehicle   | \$ 350,000         | 49.1        | Enterprise Funds   | \$ -             | \$ -                   | \$ 362,250   | \$ -   | \$ -   | \$ -   | \$ -   |
| 40       | DPW              | Large Vehicle/ Equipment | DPW Large Vehicle Replacement                                     | Replacement of existing city vehicle   | \$ 300,000         | 49.1        | Bonding            | \$ -             | \$ -                   | \$ 310,500   | \$ -   | \$ -   | \$ -   | \$ -   |
| 41       | Police           | Building                 | Feasibility Study - Combined Police Facility                      | Feasibility Study to evaluate combining Police Operations into 1 Combined Facility   | \$ 250,000         | 48.5        | Alternate Funding  | \$ -             | \$ -                   | \$ 258,750   | \$ -   | \$ -   | \$ -   | \$ -   |
| 42       | Schools          | Building                 | Newton South Indoor Mondo Track                                   | Indoor track surface in disrepair and is a tripping hazard. The track is busy and hosts track meets.   | \$ 500,000         | 48.3        | Bonding            | \$ -             | \$ -                   | \$ 517,500   | \$ -   | \$ -   | \$ -   | \$ -   |
| 43       | DPW              | Traffic Signalization    | Traffic Signalization Upgrades - Wells Avenue @ Nahanton          | Improve upon safety, improved traffic flow, reduce congestion, meet ADA Compliance   | \$ 1,000,000       | 48.0        | Bonding/Free Cash  | \$ -             | \$ -                   | \$ 1,035,000 | \$ -   | \$ -   | \$ -   | \$ -   |
| 44       | DPW              | Roads/ Paving            | Complete Streets Program - Paving/Sidewalks/Accessibility         | Cold Plane and Pave Scheduled Streets throughout the City  | \$ 9,300,000       | 47.8        | Chapt 90/ Alt Fund | \$ -             | \$ -                   | \$ 9,625,500 | \$ -   | \$ -   | \$ -   | \$ -   |

| <b>70 Crescent Street Feasibility Study and Design Cost Estimate</b>                     |           |                |                  |
|--|-----------|----------------|------------------|
| <b>Summary of CPA Funding Request for Master Plan/Feasibility Study and Design Phase</b> |           |                |                  |
| 12/12/2016   |           |                |                  |
| <b>Master Planning/Feasibility Study Effort</b>  |           |                |                  |
| Environmental Analysis/Phase I Site Assessment   | \$        | 10,000         |                  |
| Public Meetings  | \$        | 6,000          |                  |
| Master Plan (Alternative Options; Preferred Plan)  | \$        | 30,000         |                  |
| Contingency (8%)   | \$        | 3,680          |                  |
| <b>Total Master Planning/Feasibility Study</b>   | <b>\$</b> | <b>49,680</b>  |                  |
| <b>Final Design</b>  |           |                |                  |
| <b>Task Description:</b>   |           |                |                  |
| Preliminary Design   | \$        | 30,000         |                  |
| Final Design   | \$        | 50,000         |                  |
| Construction Documents   | \$        | 20,000         |                  |
| Bid Assistance   | \$        | 5,000          |                  |
| Construction Administration  | \$        | 30,000         |                  |
| Final Design and Bidding Services  | \$        | 135,000        |                  |
| Contingency @15%   | \$        | 20,250         |                  |
| <b>Estimated Design/Bidding/Construction Admin. Services</b>                             | <b>\$</b> | <b>155,250</b> |                  |
| <b>CPA Eligible Architecture and Engineering (Housing)</b>                               |           |                |                  |
| <i>Building Architect (including design consultants)</i>                                 | \$        | 50,000         | \$100,000        |
| <i>Additional services</i>   | \$        | 10,000         | \$20,000         |
| <i>Reimursable Expenses</i>  | \$        | 6,625          | \$13,250         |
| <i>Engineering (site/civil/landscape/permitting)</i>                                     | \$        | 15,000         | \$30,000         |
| <i>Acoustical Engineering</i>  | \$        | 2,500          | \$5,000          |
| <i>Geotechnical/Environmental Engineering</i>  | \$        | 10,000         | \$20,000         |
| <i>Survey</i>  | \$        | -              | \$0              |
| <i>Misc. Design Consultants</i>  | \$        | 12,500         | \$25,000         |
| <i>Structural/Materials Testing</i>  | \$        | 5,000          | \$10,000         |
| <b>Architecture and Engineering Total (Housing)</b>                                      | <b>\$</b> | <b>111,625</b> | <b>\$223,250</b> |
| <b>Total CPA Request for Feasibility Study/Master Plan/De</b>                            | <b>\$</b> | <b>316,555</b> |                  |
| <b>Total Estimated Design Costs</b>  | <b>\$</b> | <b>428,180</b> |                  |

| <b>70 Crescent Street Community Park</b>                       |           |                  |  |  |
|--|-----------|------------------|--|--|
| <b>Cost Estimate for Master Plan, Design, and Construction</b> |           |                  |  |  |
| 12/12/2016   |           |                  |  |  |
| <b><u>Master Planning/Feasibility Study Effort</u></b>         |           |                  |  |  |
| Environmental Analysis/Phase I Site Assessment                 | \$        | 10,000           |  |  |
| Public Meetings  | \$        | 6,000            |  |  |
| Master Plan (Alternative Options; Preferred Plan)              | \$        | 30,000           |  |  |
| Contingency (8%)   | \$        | 3,680            |  |  |
| <b>Total Master Planning/Feasibility Study</b>                 | <b>\$</b> | <b>49,680</b>    |  |  |
| <b><u>Final Design</u></b>                                     |           |                  |  |  |
| <b>Task Description:</b>                                       |           |                  |  |  |
| Preliminary Design   | \$        | 30,000           |  |  |
| Final Design   | \$        | 50,000           |  |  |
| Construction Documents   | \$        | 20,000           |  |  |
| Bid Assistance   | \$        | 5,000            |  |  |
| Construction Administration                                    | \$        | 30,000           |  |  |
| Final Design and Bidding Services                              | \$        | 135,000          |  |  |
| Contingency @15%   | \$        | 20,250           |  |  |
| <b>Total Design/Bidding/Construction Admin. Services</b>       | <b>\$</b> | <b>155,250</b>   |  |  |
| <b><u>Community Park Construction</u></b>                      |           |                  |  |  |
| <b>Improvement Description:</b>                                |           |                  |  |  |
| General Conditions   | \$        | 90,000           |  |  |
| Demolition, Site Preparation and Restoration                   | \$        | 160,000          |  |  |
| Lawns and Landscaping  | \$        | 80,000           |  |  |
| Pathways and Gathering Spaces                                  | \$        | 90,000           |  |  |
| Fencing and Edge Improvements                                  | \$        | 60,000           |  |  |
| Children's Playground (incl. rubber surfacing)                 | \$        | 200,000          |  |  |
| Community Gardens  | \$        | 60,000           |  |  |
| Site Furnishings   | \$        | 50,000           |  |  |
| 1/2 Court Basketball   | \$        | 30,000           |  |  |
| Other Recreation Improvements                                  | \$        | 75,000           |  |  |
| Construction   | \$        | 895,000          |  |  |
| Contingency @20%   | \$        | 179,000          |  |  |
| <b>Grand Total Construction</b>                                | <b>\$</b> | <b>1,074,000</b> |  |  |
| <b><u>City of Newton Staff Time</u></b>                        | <b>\$</b> | <b>65,877</b>    |  |  |
| Master Plan + Final Design + Construction+City Staff Time      | <b>\$</b> | <b>1,344,807</b> |  |  |
| <b>Total CPA Funding Request</b>                               | <b>\$</b> | <b>1,300,000</b> |  |  |

| <b>Proposed Crescent Street Community Park</b>                         |                |                |                |                |                |                |                |                |                |                |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| <b>Estimated Annual Maintenance Costs (assumes 3% annual increase)</b> |                |                |                |                |                |                |                |                |                |                |
| 12/12/2016   |                |                |                |                |                |                |                |                |                |                |
|  | <b>Year 1</b>  | <b>Year 2</b>  | <b>Year 3</b>  | <b>Year 4</b>  | <b>Year 5</b>  | <b>Year 6</b>  | <b>Year 7</b>  | <b>Year 8</b>  | <b>Year 9</b>  | <b>Year 10</b> |
| Mowing   | \$2,520        | \$2,596        | \$2,673        | \$2,754        | \$2,836        | \$2,921        | \$3,009        | \$3,099        | \$3,192        | \$3,288        |
| Leaf Removal   | \$450          | \$464          | \$477          | \$492          | \$506          | \$522          | \$537          | \$553          | \$570          | \$587          |
| Mulching   | \$400          | \$412          | \$424          | \$437          | \$450          | \$464          | \$478          | \$492          | \$507          | \$522          |
| Pruning  | \$350          | \$361          | \$371          | \$382          | \$394          | \$406          | \$418          | \$430          | \$443          | \$457          |
| Fibar  | \$625          | \$644          | \$663          | \$683          | \$703          | \$725          | \$746          | \$769          | \$792          | \$815          |
| Fibar Install  | \$740          | \$762          | \$785          | \$809          | \$833          | \$858          | \$884          | \$910          | \$937          | \$966          |
| Playground Maintenance   | \$500          | \$515          | \$530          | \$546          | \$563          | \$580          | \$597          | \$615          | \$633          | \$652          |
|  |                |                |                |                |                |                |                |                |                |                |
| <b>Total</b>   | <b>\$5,585</b> | <b>\$5,753</b> | <b>\$5,925</b> | <b>\$6,103</b> | <b>\$6,286</b> | <b>\$6,475</b> | <b>\$6,669</b> | <b>\$6,869</b> | <b>\$7,075</b> | <b>\$7,287</b> |

**70 CRESCENT STREET, NEWTON MA**

12/12/2016

**PROJECT OVERVIEW**

|                         |           |
|-------------------------|-----------|
| Number of Units         | 8 units   |
| % Affordable Units      | 50%       |
| Gross Square Footage    | 12,588 SF |
| Rentable Square Footage | 10,700 SF |
| Number of Buildings     | 1         |
| Site Size (acres)       | 1         |

**ESTIMATED PROJECT SCHEDULE**

|                       |           |
|-----------------------|-----------|
| Venture Date          |           |
| Complete Permitting   |           |
| Construction period   | 12 months |
| Commence Construction |           |
| Occupancy Date        |           |

**UNIT MIX SUMMARY**

**Market Rate Units**

| Unit Type            | # of Units | Average NRA | Monthly/Unit | Monthly/SF | Total SF | Monthly Total | Annual Total |
|----------------------|------------|-------------|--------------|------------|----------|---------------|--------------|
| 1 bed, 1 bath        | 1          | 850         | \$ 2,338     | \$ 2.75    | 850      | \$ 2,338      | \$ 28,056    |
| 2 bed, 2 bath TH     | 2          | 1,400       | \$ 3,360     | \$ 2.40    | 2,800    | \$ 6,720      | \$ 80,640    |
| 3 bed, 2 bath TH     | 1          | 1,700       | \$ 3,825     | \$ 2.25    | 1,700    | \$ 3,825      | \$ 45,900    |
| Market Rate Averages | 4          | 1,338       | \$ 3,221     | \$ 2.45    | 5,350    | \$ 12,883     | \$ 154,596   |

**Affordable Rate Units**

| Unit Type            | # of Units | Average NRA | Monthly/Unit | Monthly/SF | Total SF | Monthly Total | Annual Total |
|----------------------|------------|-------------|--------------|------------|----------|---------------|--------------|
| 1 bed, 1 bath        | 1          | 850         | \$ 1,250     | \$ 1.47    | 850      | \$ 1,250      | \$ 15,000    |
| 2 bed, 2 bath        | 2          | 1,400       | \$ 1,400     | \$ 1.00    | 2,800    | \$ 2,800      | \$ 33,600    |
| 3 bed, 2 bath        | 1          | 1,700       | \$ 1,530     | \$ 0.90    | 1,700    | \$ 1,530      | \$ 18,360    |
| Market Rate Averages | 4          | 1,338       | \$ 1,395     | \$ 1.09    | 5,350    | \$ 5,580      | \$ 66,960    |

|                   |   |        |           |         |        |           |            |
|-------------------|---|--------|-----------|---------|--------|-----------|------------|
| Property Totals   | 8 | 10,700 | \$ 18,463 | \$ 1.77 | 10,700 | \$ 18,463 | \$ 221,556 |
| Property Averages | 8 | 1,338  | \$ 2,308  | \$ 1.77 |        |           |            |

**Annual Rent Analysis**

|                                  | Market Rate |             |           | Affordable |             |           | Total     |             |
|----------------------------------|-------------|-------------|-----------|------------|-------------|-----------|-----------|-------------|
|                                  | Inflation   | Annual Rent | PSF/Month | Inflation  | Annual Rent | PSF/Month | Inflation | Annual Rent |
| Non-Trended Rental Income Year 1 |             | \$ 154,590  | \$ 2.41   |            | \$ 66,954   | \$ 1.04   |           | \$ 221,544  |
| Total Rental Income Year 2       | 3.0%        | \$ 159,228  | \$ 2.48   | 1.5%       | \$ 67,958   | \$ 1.06   | 2.5%      | \$ 227,186  |
| Total Rental Income Year 3       | 3.0%        | \$ 164,005  | \$ 2.55   | 1.5%       | \$ 68,978   | \$ 1.07   | 2.6%      | \$ 232,982  |
| Stabilized Rental Income Year 4  | 3.0%        | \$ 168,925  | \$ 2.63   | 1.5%       | \$ 70,012   | \$ 1.09   | 2.6%      | \$ 238,937  |



| Rec'd by CPC staff 12 December 2016  |                                      |                              |               |            |           |               |           |
|--|--------------------------------------|------------------------------|---------------|------------|-----------|---------------|-----------|
| 70 CRESCENT STREET, NEWTON MA  |                                      |                              |               |            |           |               |           |
| Crescent Street Eight Unit Housing Development Summary   |                                      |                              |               |            |           |               |           |
| 12/12/2016   |                                      |                              |               |            |           |               |           |
| Development Program  |                                      |                              | Area (SF)     | Units      | Average   |               |           |
| Market Rate Apartments   |                                      |                              | 5,350         | 4          | 1,338     |               |           |
| Affordable Apartments  |                                      |                              | 5,350         | 4          | 1,338     |               |           |
| Total Net Rentable Area  |                                      |                              | 10,700        | 8          | 1,338     |               |           |
| Building Efficiency  |                                      |                              | 85%           |            |           |               |           |
| Total Gross Square Feet  |                                      |                              | 12,588        |            |           |               |           |
| Development Budget Summary   |                                      |                              | Total         | Per Unit   | PSF       |               |           |
| Land   |                                      |                              | \$ -          | \$ -       | \$ -      |               |           |
| Hard Costs Base Building   |                                      |                              | \$ 2,517,647  | \$ 314,706 | \$ 200    |               |           |
| Hard Costs- Site Work  |                                      |                              | \$ 300,000    | \$ 37,500  | \$ 24     |               |           |
| Costs- Environmental Remediation   |                                      |                              | \$ 50,000     | \$ 6,250   | \$ 4      |               |           |
| Demolition   |                                      |                              | \$ 75,000     | \$ 9,375   | \$ 6      |               |           |
| Hard Costs- Contingency  |                                      |                              | \$ 140,882    | \$ 17,610  | \$ 11     |               |           |
| Soft Costs   |                                      |                              | \$ 329,679    | \$ 41,210  | \$ 26     |               |           |
| Finance Costs  |                                      |                              | \$ 102,750    | \$ 12,844  | \$ 8      |               |           |
| City of Newton Staff Contribution  |                                      |                              | \$ 136,621.00 | \$ 17,078  | \$ 11     |               |           |
| Total Development Costs  |                                      |                              | \$ 3,652,579  | \$ 456,572 | \$ 290    |               |           |
| Capitalization   |                                      |                              | Total         |            |           |               |           |
| City of Newton Funds   |                                      | 57%                          | \$ 2,000,000  |            |           |               |           |
| CPA Funds  |                                      | 40%                          | \$ 1,400,000  |            |           |               |           |
| City of Newton Staff Time  |                                      | 4%                           | \$ 136,621    |            |           |               |           |
| Total*   |                                      |                              | \$ 3,536,621  |            |           |               |           |
| *Shortfall in budget will be covered by City of Newton funds, if necessary. Existing shortfall results from financing costs which are carried in budget, but project may not have any debt depending on source of City of Newton funds |                                      |                              |               |            |           |               |           |
| Income Analysis- Trended   |                                      |                              |               | Total      | PSF/Month | Per Unit/Year | PSF/Year  |
|  | Apartment Rental Income- Market Rate |                              |               | \$ 164,005 | \$ 2.55   | \$ 41,001     | \$ 30.66  |
|  | Apartment Rental Income- Affordable  |                              |               | \$ 68,978  | \$ 1.07   | \$ 17,245     | \$ 12.89  |
|  | Total Income                         |                              |               | \$ 232,983 | \$ 1.81   | \$ 29,123     | \$ 21.77  |
|  |                                      | Less Market Unit Vacancy     | 5%            | \$ (8,200) | \$ (0.06) | \$ (1,025)    | \$ (0.77) |
|  |                                      | Less Affordable Unit Vacancy | 3%            | \$ (2,069) | \$ (0.02) | \$ (259)      | \$ (0.19) |
|  | Effective Gross Income               |                              |               | \$ 222,713 | \$ 1.73   | \$ 27,839     | \$ 20.81  |
| Less   | Operating Expenses                   |                              |               | \$ 66,306  | \$ 0.52   | \$ 8,288      | \$ 6.20   |
|  | Capital Reserve                      |                              |               | \$ 2,122   | \$ 0.02   | \$ 265        | \$ 0.20   |
|  | Total Expenses                       |                              |               | \$ 68,428  | \$ 0.53   | \$ 8,554      | \$ 6.40   |
|  | <b>NET OPERATING INCOME</b>          |                              |               | \$ 154,285 | \$ 1.20   | \$ 19,286     | \$ 14.42  |
| Less   | Debt Service                         |                              |               | \$ 121,322 | \$ 11.34  | \$ 10,110     | \$ 0.94   |
|  | <b>NET CASH FLOW</b>                 |                              |               | \$ 32,963  | \$ 3.08   | \$ 2,747      | \$ 0.26   |
|  | <b>RETURN ON COST</b>                |                              |               | 4.22%      |           |               |           |

| 70 CRESCENT STREET, NEWTON MA   |   |  |                     |                   |                  |
|---|---|--|---------------------|-------------------|------------------|
| HOUSING DEVELOPMENT BUDGET SUMMARY  |   |  |                     |                   |                  |
| 12/12/2016  |   |  |                     |                   |                  |
|   |   |  | Total               | Per Unit          | Per Gross SF     |
| LAND  |   |  |                     |                   |                  |
|   | Land  |  | \$ -                | \$ -              | \$ -             |
|   | Total Land  |  | \$ -                | \$ -              | \$ -             |
| HARD COSTS  |   |  |                     |                   |                  |
|   | Base building construction  |  | \$ 2,517,647        | \$ 314,706        | \$ 200.00        |
|   | Site work / landscaping   |  | \$ 300,000          | \$ 37,500         | \$ 23.83         |
|   | Environmental remediation   |  | \$ 50,000           | \$ 6,250          | \$ 3.97          |
|   | Demolition of house and building  |  | \$ 75,000           | \$ 9,375          | \$ 5.96          |
|   | Hard cost contingency (5%)  |  | \$ 140,882          | \$ 17,610         | \$ 11.19         |
|   | Total Hard Cost   |  | \$ 3,083,529        | \$ 385,441        | \$ 244.95        |
| SOFT COSTS  |   |  |                     |                   |                  |
|   | Architecture and Engineering  |  | \$ 223,250          | \$ 27,906         | \$ 17.73         |
|   | <i>Building Architect (including design consultants)</i>                    |  | 100,000             | 12,500            | 7.94             |
|   | <i>Additional services</i>  |  | 20,000              | 2,500             | 1.59             |
|   | <i>Reimursable Expenses</i>   |  | 13,250              | 1,656             | 1.05             |
|   | <i>Engineering (site/civil/landscape/permitting)</i>                        |  | 30,000              | 3,750             | 2.38             |
|   | <i>Acoustical Engineering</i>   |  | 5,000               | 625               | 0.40             |
|   | <i>Geotechnical/Environmental Engineering</i>                               |  | 20,000              | 2,500             | 1.59             |
|   | <i>Survey</i>   |  | 0                   | 0                 | 0.00             |
|   | <i>Misc. Design Consultants</i>   |  | 25,000              | 3,125             | 1.99             |
|   | <i>Structural/Materials Testing</i>   |  | 10,000              | 1,250             | 0.79             |
|   | Permitting  |  | \$ -                | \$ -              | \$ -             |
|   | Legal   |  | \$ 15,000.00        | \$ 1,875          | \$ 1.19          |
|   | <i>Legal - General expenses, permitting, misc.</i>                          |  | 10,000              | 1,250             | 0.79             |
|   | <i>Bond Financing Fees /costs</i>   |  | 0                   | 0                 | 0.00             |
|   | <i>Title Insurance/Fees</i>   |  | 5,000               | 625               | 0.40             |
|   | Marketing and Leasing   |  | \$ 12,500.00        | \$ 1,563          | \$ 0.99          |
|   | <i>Advertising, misc.</i>   |  | 5,000               | 625               | 0.40             |
|   | <i>Public Relations &amp; Special Events</i>                                |  | 5,000               | 625               | 0.40             |
|   | <i>Affordable units processing costs</i>                                    |  | 2,500               | 313               | 0.20             |
|   | <i>Model Unit</i>   |  | 0                   | 0                 | 0.00             |
|   | Miscellaneous   |  | \$ 60,000           | \$ 7,500          | \$ 4.77          |
|   | <i>Project management overhead</i>  |  | 50,000              | 6,250             | 3.97             |
|   | <i>FF&amp;E (site benches, signage, etc.)</i>                               |  | 0                   | 0                 | 0.00             |
|   | <i>Neighborhood Mitigation (playground)</i>                                 |  | 0                   | 0                 | 0.00             |
|   | <i>Real Estate Taxes During Construction</i>                                |  | 0                   | 0                 | 0.00             |
|   | <i>Builder's Risk Insurance</i>   |  | 10,000              | 1,250             | 0.79             |
|   | Sub-Total Soft Costs  |  | \$ 310,750.00       | \$ 38,844         | \$ 24.69         |
|   | Soft Cost Contingency   |  | \$ 18,928.84        | \$ 2,366          | \$ 1.50          |
| Total Soft Costs  |   |  | \$ 329,678.84       | \$ 41,209.85      | \$ 26.19         |
| City of Newton Staff Time   |   |  | \$ 136,621.00       | \$ 17,077.63      | \$ 10.85         |
| FINANCING COSTS   |   |  |                     |                   |                  |
|   | Bond financing costs (MHFA Program 2.5% of bond amount)                     |  | \$ 50,000.00        | \$ 6,250          | \$ 3.97          |
|   | Operating Deficit- Lease Up   |  | \$ 10,000.00        | \$ 1,250          | \$ 0.79          |
|   | Contruction Period Interest (4.5% @ 50% outstanding balance, interest only) |  | \$ 42,750.00        | \$ 5,344          | \$ 3.40          |
|   | Interest Reserve  |  | \$ -                | \$ -              | \$ -             |
| Total Financing Costs   |   |  | \$ 102,750.00       | \$ 12,844         | \$ 8.16          |
| <b>TOTAL DEVELOPMENT COST*</b>  |   |  | <b>\$ 3,652,579</b> | <b>\$ 456,572</b> | <b>\$ 290.16</b> |
| * City of Newton is committed to meeting budget shortfalls in the project; total estimated development cost is approximately \$3,400,000 when City of Newton staff time is accounted for through department budgets and financing costs are not included in the project |   |  |                     |                   |                  |

| 70 CRESCENT STREET, NEWTON MA |  |                    |            |            |            |            |            |            |            |            |             |
|-------------------------------|--|--------------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|
| OPERATING BUDGET SUMMARY      |  |                    |            |            |            |            |            |            |            |            |             |
| 12/12/2016                    |  | Year 1 - Untrended | Year 2     | Year 3     | Year 4     | Year 5     | Year 6     | Year 7     | Year 8     | Year 9     | Year 10     |
|                               |  | Total              | Total      | Total      | Total      | Total      | Total      | Total      | Total      | Total      | Total       |
| <b>INCOME</b>                 |  |                    |            |            |            |            |            |            |            |            |             |
|                               | Apartment Rental Income- Market Rate (3% | \$ 154,590         | \$ 159,228 | \$ 164,005 | \$ 168,925 | \$ 173,992 | \$ 179,212 | \$ 184,589 | \$ 190,126 | \$ 195,830 | \$ 201,705  |
|                               | Apartment Rental Income-Affordable (1.5% | \$ 66,954          | \$ 67,958  | \$ 68,978  | \$ 70,012  | \$ 71,063  | \$ 72,128  | \$ 73,210  | \$ 74,309  | \$ 75,423  | \$ 76,555   |
|                               | Misc. Income                             | \$ -               | \$ -       | \$ -       | \$ -       |            |            |            |            |            |             |
|                               | <b>Total Income</b>                      | \$ 221,544         | \$ 227,186 | \$ 232,982 | \$ 238,937 | \$ 245,055 | \$ 251,341 | \$ 257,799 | \$ 264,435 | \$ 271,253 | \$ 278,259  |
|                               | Less Affordable Unit Vacancy 3.0%        | \$ (2,009)         | \$ (2,039) | \$ (2,069) | \$ (2,100) | \$ (2,132) | \$ (2,164) | \$ (2,196) | \$ (2,229) | \$ (2,263) | \$ (2,297)  |
|                               | Less Market Rate Vacancy 5.0%            | \$ (7,730)         | \$ (7,961) | \$ (8,200) | \$ (8,446) | \$ (8,700) | \$ (8,961) | \$ (9,229) | \$ (9,506) | \$ (9,791) | \$ (10,085) |
|                               | <b>Effective Gross Income</b>            | \$ 211,806         | \$ 217,186 | \$ 222,713 | \$ 228,390 | \$ 234,223 | \$ 240,216 | \$ 246,373 | \$ 252,699 | \$ 259,199 | \$ 265,878  |
| <b>EXPENSES</b>               |  |                    |            |            |            |            |            |            |            |            |             |
|                               | <i>3% annual increase</i>                |                    |            |            |            |            |            |            |            |            |             |
|                               | Personnel                                | \$ 10,000          | \$ 10,300  | \$ 10,609  | \$ 10,927  | \$ 11,255  | \$ 11,593  | \$ 11,941  | \$ 12,299  | \$ 12,668  | \$ 13,048   |
|                               | Rental Expense                           | \$ 5,000           | \$ 5,150   | \$ 5,305   | \$ 5,464   | \$ 5,628   | \$ 5,796   | \$ 5,970   | \$ 6,149   | \$ 6,334   | \$ 6,524    |
|                               | Advertising                              | \$ 5,000           | \$ 5,150   | \$ 5,305   | \$ 5,464   | \$ 5,628   | \$ 5,796   | \$ 5,970   | \$ 6,149   | \$ 6,334   | \$ 6,524    |
|                               | Administrative                           | \$ 5,000           | \$ 5,150   | \$ 5,305   | \$ 5,464   | \$ 5,628   | \$ 5,796   | \$ 5,970   | \$ 6,149   | \$ 6,334   | \$ 6,524    |
|                               | Cleaning                                 | \$ 7,500           | \$ 7,725   | \$ 7,957   | \$ 8,195   | \$ 8,441   | \$ 8,695   | \$ 8,955   | \$ 9,224   | \$ 9,501   | \$ 9,786    |
|                               | Turnover                                 | \$ 4,000           |            | \$ 4,244   | \$ 4,371   | \$ 4,502   | \$ 4,637   | \$ 4,776   | \$ 4,919   | \$ 5,067   | \$ 5,219    |
|                               | Utility Expense                          | \$ 6,000           | \$ 6,180   | \$ 6,365   | \$ 6,556   | \$ 6,753   | \$ 6,956   | \$ 7,164   | \$ 7,379   | \$ 7,601   | \$ 7,829    |
|                               | Repairs & Maintenance                    | \$ 4,000           | \$ 4,120   | \$ 4,244   | \$ 4,371   | \$ 4,502   | \$ 4,637   | \$ 4,776   | \$ 4,919   | \$ 5,067   | \$ 5,219    |
|                               | Contract Services                        | \$ 10,000          | \$ 10,300  | \$ 10,609  | \$ 10,927  | \$ 11,255  | \$ 11,593  | \$ 11,941  | \$ 12,299  | \$ 12,668  | \$ 13,048   |
|                               | Professional Fees                        | \$ 2,000           | \$ 2,060   | \$ 2,122   | \$ 2,185   | \$ 2,251   | \$ 2,319   | \$ 2,388   | \$ 2,460   | \$ 2,534   | \$ 2,610    |
|                               | Property Insurance                       | \$ 4,000           | \$ 4,120   | \$ 4,244   | \$ 4,371   | \$ 4,502   | \$ 4,637   | \$ 4,776   | \$ 4,919   | \$ 5,067   | \$ 5,219    |
|                               | Real Estate Taxes                        | \$ -               | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -        |
|                               | <b>Total Operating Expenses</b>          | \$ 62,500          | \$ 60,255  | \$ 66,306  | \$ 68,295  | \$ 70,344  | \$ 72,455  | \$ 74,628  | \$ 76,867  | \$ 79,173  | \$ 81,548   |
|                               | Capital Reserve                          | \$ 2,000           | \$ 2,060   | \$ 2,122   | \$ 2,185   | \$ 2,251   | \$ 2,319   | \$ 2,388   | \$ 2,460   | \$ 2,534   | \$ 2,610    |
|                               | <b>NET OPERATING INCOME</b>              | \$ 147,306         | \$ 154,871 | \$ 154,285 | \$ 157,910 | \$ 161,628 | \$ 165,443 | \$ 169,357 | \$ 173,372 | \$ 177,492 | \$ 181,720  |
|                               | Debt Service                             | \$ 121,322         | \$ 121,322 | \$ 121,322 | \$ 121,322 | \$ 121,322 | \$ 121,322 | \$ 121,322 | \$ 121,322 | \$ 121,322 | \$ 121,322  |
|                               | <b>NET CASH FLOW</b>                     | \$ 25,984          | \$ 33,549  | \$ 32,963  | \$ 36,588  | \$ 40,306  | \$ 44,121  | \$ 48,035  | \$ 52,050  | \$ 56,170  | \$ 60,398   |
|                               | <b>RETURN ON COST</b>                    | 4.03%              | 4.24%      | 4.22%      | 4.32%      | 4.43%      | 4.53%      | 4.64%      | 4.75%      | 4.86%      | 4.98%       |

City of Newton



**City of Newton, Massachusetts**  
**Office of the Mayor**

**Setti D. Warren**  
Mayor

December 8, 2016

Community Preservation Committee  
c/o Alice Ingerson, Community Preservation Program Manager  
1000 Commonwealth Avenue  
Newton, MA 02459

Dear Community Preservation Committee Members:

The City of Newton is committed to funding the mixed-use project at 70 Crescent Street, which includes the enhancement and expansion of recreation amenities and greenspace at Reverend Ford Playground and the development of eight units of mixed-income housing.

The City is committing \$2,000,000 to the project and will allocate additional funds to the project in the event that they are needed. The project will require an additional \$2,700,000, (\$1.3M for the park, and \$1.4M for the housing), in Community Preservation Act funds to support the design and construction of the community park and the affordable housing component of the project.

Maureen Lemieux  
Chief of Staff/CFO

## Zoning and Permitting

### **Environmental Mitigation Plan**

The Public Buildings Department commissioned a Phase 1 Environmental Site Assessment that was completed for the City on April 10, 2014.<sup>1</sup> The assessment identified the presence of one fuel oil underground storage tank (UST) on the site and the removal of two additional USTs in 1990. As a result of the Phase 1 assessment, soil testing was done on the site in spring of 2016 and a Release Abatement Measure Plan was developed for the City by Lord and Associates in October 17, 2016. The City of Newton has appropriated \$100,000 for the remediation of the site.

### **Zoning Relief and Permits Required**

The project will be developed through the Section 5-58 Site Plan Review process, with approval required by the Public Facilities Commission of the City Council and the Design Review Commission.. The site plan review will include an interdepartmental Development Team Review and a full analysis by the Planning and Development Department staff.

### **Other Approvals**

On October 27, 2016, the Newton Historical Commission, by a vote of 4-0, found that the buildings at 70 Crescent Street are not preferably preserved. This finding allows for the demolition of the two structures on site.

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<sup>1</sup> Phase I Environmental Assessment Available on the City of Newton Community Preservation Program Website: <http://www.newtonma.gov/civicax/filebank/documents/76809>



# Public Facilities Committee Agenda

## City of Newton In City Council

### Special Meeting

Tuesday, September 6, 2016

6:45 PM  
Room 211

*Note: The Committee will meet jointly with the Finance Committee to discuss the following six items. Please refer to the Finance Committee Agenda for Backup Material.*

#### Referred to Public Facilities and Finance Committees

#276-16

**\$100,000 transfer for cleanup of 70 Crescent Street site**

**HIS HONOR THE MAYOR** requesting authorization to transfer the sum of one hundred thousand dollars (\$100,000) from Fiscal Year 2017 Budget Reserve to fund the cleanup of the 70 Crescent Street housing project site. [08/01/16 @ 12:50]

On Newton CPC website, additional backup for item 276-16 is attached on following pages.

#### Referred to Public Facilities and Finance Committees

#279-16

**\$125,000 for additional funding for Aquinas Window Project**

HIS HONOR THE MAYOR requesting authorization to appropriate one hundred twenty-five thousand dollars (\$125,000) from bonded indebtedness for the purpose of providing additional funding for the Aquinas Window/PCB Abatement Project. . [08/01/16 @ 12:50 PM]

#### Referred to Public Facilities and Finance Committees

#274-16

**\$250,000 to purchase a new Gradall truck**

HIS HONOR THE MAYOR requesting authorization to appropriate two hundred fifty thousand dollars (\$250,000) from bonded indebtedness to fund the purchase of a new 2016 Gradall truck. [08/01/16 @ 12:50 PM]

#### Referred to Public Facilities and Finance Committees

#277-16

**\$530,000 for traffic signal upgrades at Washington and Harvard Streets**

HIS HONOR THE MAYOR requesting authorization to appropriate the sum of five hundred thirty thousand dollars (\$530,000) from bonded indebtedness to fund the construction and installation of traffic signal upgrades at the intersection of Washington Street and Harvard Street. [08/01/16 @ 12:50 PM]

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The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a special accommodation, *please contact Jini Fairley, at least two days in advance of the meeting: [jfairley@newtonma.gov](mailto:jfairley@newtonma.gov), or 617-796-1253. For Telecommunications Relay Service dial 711.*

Crescent Street Cleanup Project

|                            |           |
|----------------------------|-----------|
| Chemical Injection Cleanup | \$58,000  |
| LSP Services               | \$26,000  |
| Contingency                | \$16,000  |
| Total Project Budget       | \$100,000 |



Setti D. Warren  
Mayor

## PUBLIC BUILDINGS DEPARTMENT

Joshua R. Morse, Commissioner

Telephone (617) 796-1600

FAX (617) 796-1601

TTY: (617) 796-1089

52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

8/9/16

These are the Crescent Street site cleanup options as presented by our LSP.

### Option 1 – Excavation

This option is contingent on the demolition of the current Garage building at the Site. Some of the higher concentrations of residual petroleum impacted soil is located underneath the building adjacent to the former UST locations, and initiating excavation prior to the building removal would likely require a second mobilization. Based on soil and groundwater data obtained during recent subsurface investigations, the excavation area would likely be approximately 100 feet by 60 feet, with an average thickness of impacted soil of 3 feet. This estimation indicates the need to excavate and stockpile up to 666 cubic yards of impacted soil for disposal. Disposal costs for 666 cubic yards of soil (approximately 1,000 tons) would likely cost approximately \$58,000. In order to remove clean overburden soil, prepare stockpiles, stockpile soil, manage stockpiles, etc., this job could extend beyond a week. A conservative estimate of construction costs (including backfill and compaction) could exceed \$50,000. Additionally, in order to access the impacted soil at the Site, it is anticipated that dewatering will be necessary. It is unknown how much impacted water would be generated during the necessary dewatering, but we would allow for the storage of up to 20,000 gallons of water in an on-Site fractionation tank. Disposal of 20,000 gallons of impacted water would cost in the neighborhood of \$20,000, or permitting and on-Site treatment would likely cost around \$11,000.

In order to maximize the effectiveness of this approach, and while the excavation is open, we would recommend the application of remedial additives (in-Situ chemical oxidation) prior to backfilling. The cost for chemicals would likely not exceed \$5,000. After excavation with ISCO treatment, groundwater sampling to test effectiveness of the excavation and treatment would begin approximately three months after excavation. After it has been determined that chemical oxidants are no longer present, then at least three favorable seasonal groundwater sampling rounds would be necessary in order to demonstrate compliance with DEP regulation in order to qualify for Site closure.

After excavation, it would be necessary to re-install groundwater monitoring wells at a cost of approximately \$5,000

**Estimated Total \$124,000-\$133,000**



## Option 2 – In-Situ Chemical Oxidation (ISCO)

#35-17  
#276-16

This option may be initiated prior to, or without the need for building demolition. ISCO additives can be injected into the ground using a direct-push drilling rig, or may be mixed with water and injected into injection wells. It is anticipated that a program of ISCO would likely cost under \$50,000 for up to 2 injections.

After ISCO treatment, groundwater sampling to test effectiveness of the treatment would begin approximately three months after injection. After it has been determined that chemical oxidants are no longer present, then at least three favorable seasonal groundwater sampling rounds would be necessary in order to demonstrate compliance with DEP regulation in order to qualify for Site closure.

Additionally, with this approach it would be necessary to perform post-remedial soil sampling with a direct push drill rig. Approximate cost to perform this drilling including engineering labor and soil lab analysis would be \$8,000

**Estimated Total \$58,000**

### Reporting Requirements and Groundwater Sampling costs

These costs will likely be very similar for both of the above options.

Within 120 days of obtaining knowledge of the release conditions at the Site (analytical data was received from the lab indicating a reporting requirement on April 18, 2016), a Release Notification Form will be prepared and submitted to DEP on the City's behalf, and a Release Abatement Measure (RAM) Plan will be submitted to DEP outlining the City's course of action. These activities will likely cost around \$3,000-\$4,000.


After the submittal of the initial RAM Plan, a RAM Status Report will be due to DEP within 120 days of the original Plan, and Status Reports will be required at 6 month intervals thereafter until closure. These plans will cost \$2,000-\$3,000 each. If the Site is not closed with DEP at the one-year anniversary of notification, then a Phase I – Initial Site Investigation Report will be due to DEP (Approx. \$3,000)

3-4 groundwater sampling rounds will be required after remediation in order to demonstrate compliance with DEP regulations prior to Site closure. Each groundwater sampling round would cost approximately \$4,000.

Once sufficient data has been collected in order to demonstrate compliance with DEP regulation, then a Permanent Solution Statement Report will be prepared for submittal to DEP to close the Site. Cost for this Report would be approximately \$5,000.

**Estimated Total \$20,000-\$26,000**

**Based on the proposed project timeline time allows for the chemical injection approach. This will save the City approximately \$75,000.**



Josh Morse  
Commissioner of Public Buildings  
Buildings Department  
City of Newton



Setti D. Warren  
Mayor

## PUBLIC BUILDINGS DEPARTMENT

Joshua R. Morse, Commissioner

Telephone (617) 796-1600

FAX (617) 796-1601

TTY: (617) 796-1089

52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

October 14, 2016

Community Preservation Committee  
c/o Alice E. Ingerson, Community Preservation Program Manager  
Planning & Development Department  
Newton City Hall  
1000 Commonwealth Ave.,  
Newton, MA 02459

Re: Crescent Street Housing Site Assessment Update

Dear Ms. Ingerson,

The Public Buildings Department has completed the initial site assessment consisting of environmental and geo-technical reviews.

A copy of the Geo-Technical findings as completed by McPhail Associates is on file with the CPC. The final environmental study findings prepared by Lord Associates are contained within the required RAM Plan (Release Abatement Measures) that is made a part of this letter and will be forwarded to Tuesday, October 18th.

During the course of the site assessment various borings were conducted to determine soil suitability for the construction of housing as well as any contaminants that may be in the soil.

The site soil evaluation has determined that the current site can support housing as presented in our proposal. The environmental evaluation has determined that there is soil contaminated with petroleum based products. The contamination will be remediated through the use of bio-remediation injections into the soil. This process will take 12-18 months to remediate the contamination. The cost of this remediation is being covered by a City Appropriation in the amount of \$100,000. No CPC funds will be used for this purpose.

The initial appropriation from the CPC for \$100,000 has been expended as below:

|   |                     |
|---|---------------------|
| Geo-Technical Evaluation, by McPhail Associates, through our Architect KBA    | \$ 10,839.21        |
| Site Survey & TOPO Plan, by Feldman Land Surveyors, through our Architect KBA | \$ 8,050.42         |
| Environmental Evaluation, by Lord Associates                                  | <u>\$ 22,863.32</u> |
| <b>Total Expended to date</b>   | <b>\$ 41,752.95</b> |
| <b>Current Balance of Appropriation</b>                                       | <b>\$ 58,247.05</b> |

The City is currently preparing to commence the bio-remediation treatments to the contaminated soils with separate funding from the City of Newton in the amount of \$100,000.00. This work is scheduled to commence the week of November 7, 2016.

Should you have any additional questions, please feel free to contact our department.

Thank you,

Art Cabral  
Project Specialist  
City of Newton  
Public Buildings Department



Setti D. Warren  
Mayor

City of Newton, Massachusetts  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

**#35-17**  
Telephone  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
www.newtonma.gov

Barney S. Heath  
Director

**Newton Historical Commission Demolition Review Decision**

Date: 11/7/16 Zoning & Dev. Review Project# 16100028

Address of structure: 70 Crescent Street

Type of building : House

If partial demolition, feature to be demolished is \_\_\_\_\_

The building or structure:

- is \_\_\_\_\_ is not  in a National Register or local historic district not visible from a public way.
- is \_\_\_\_\_ is not  on the National Register or eligible for listing.
- is \_\_\_\_\_ is not  importantly associated with historic person(s), events, or architectural or social history
- is  is not \_\_\_\_\_ historically or architecturally important for period, style, architect, builder, or context.
- is \_\_\_\_\_ is not  located within 150 feet of a historic district and contextually similar.

is \_\_\_\_\_ **NOT HISTORICALLY SIGNIFICANT** as defined by the Newton Demolition Delay Ordinance.  
*Demolition is not delayed and no further review is required.*

is  **HISTORICALLY SIGNIFICANT** as defined by the Newton Demolition Delay Ordinance (See below).

The Newton Historical Commission staff:

\_\_\_\_\_ **APPROVES** the proposed project based upon materials submitted see below for conditions (if any).  
*Demolition is not delayed, further staff review may be required.*

**DOES NOT APPROVE** and the project requires  
Newton Historical Commission review (See below).

The Newton Historical Commission finds the building or structure:

is  **NOT PREFERABLY PRESERVED**  
*Demolition is not delayed and no further review is required.*

Owner of Record:  
City of Newton

is \_\_\_\_\_ **PREFERABLY PRESERVED - (SEE BELOW).**

Delay of Demolition:

\_\_\_\_\_ is in effect until \_\_\_\_\_

\_\_\_\_\_ has been waived - see attached for conditions

Please Note: if demolition does not occur within two years of the date of expiration of the demolition delay, the demolition will require a resubmittal to the Historical Commission for review and may result in another demolition delay.

Determination made by: City of Newton



Setti D. Warren  
Mayor

City of Newton, Massachusetts  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

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Barney S. Heath  
Director

RECORD OF ACTION:

DATE: November 4, 2016

SUBJECT: 70 Crescent Road

At a scheduled meeting and public hearing on October 27, 2016, the Newton Historical Commission, by a vote of 4-0:

RESOLVED to find the property at 70 Crescent Street not preferably preserved.

Voting in the Affirmative: \_\_\_\_\_ Voting in the Negative: \_\_\_\_\_ Abstained: \_\_\_\_\_

Nancy Grissom, Member  
Laura Fitzmaurice, Member  
Jean Fulkerson, Member  
Len Sherman, Alternate

Title Reference:      Owner of Property:

City of Newton

Deed recorded at:

Middlesex (South) Registry of Deeds

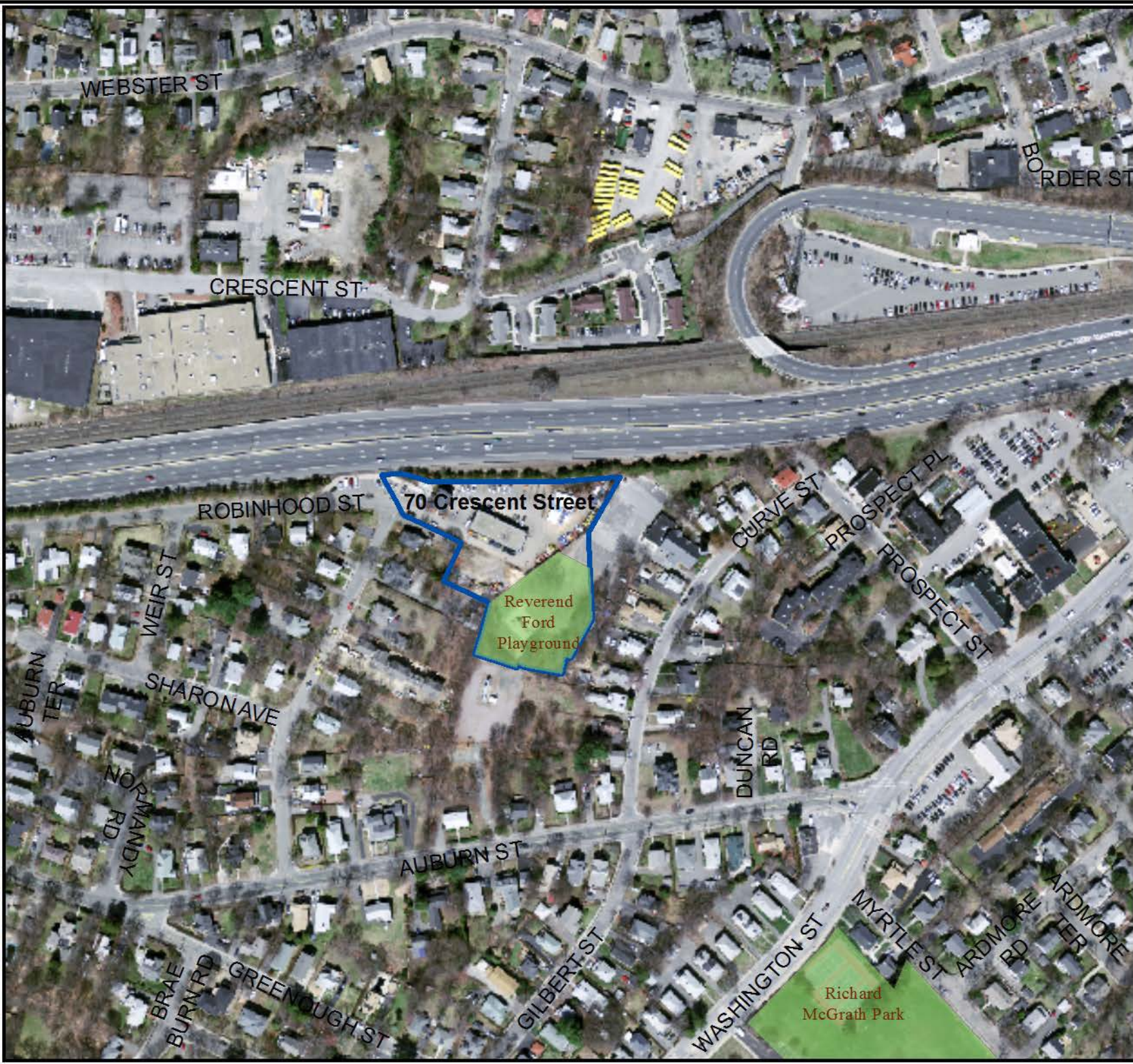
Book \_\_\_\_\_, Page \_\_\_\_

Date \_\_\_\_\_

Katy Hax Holmes  
Katy Hax Holmes  
Staff







### 70 Crescent Street

*City of Newton,  
Massachusetts*

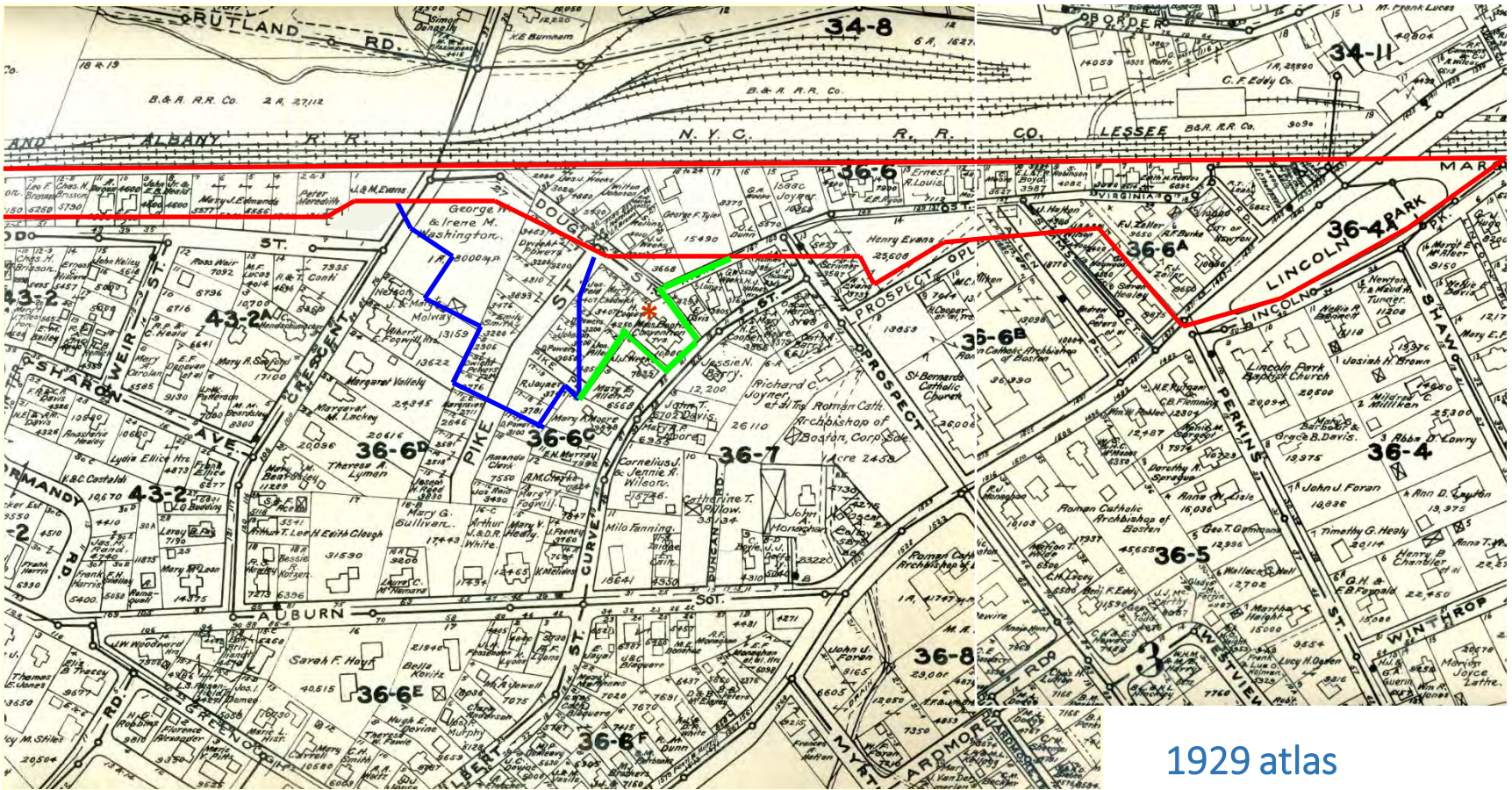


The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.

CITY OF NEWTON, MASSACHUSETTS  
 Mayor - Setti D. Warren  
 GIS Administrator - Douglas Greenfield



# “The Village,” West Newton streets & houses taken by eminent domain for the Turnpike Extension, 1962



1929 atlas

post-1962  
ownership:

Massachusetts  
Turnpike  
Authority

70 Crescent Street – land  
taken by Turnpike Authority,  
then transferred to City of Newton

Myrtle  
Baptist  
Church



### Crescent Street Housing and Park Redevelopment Project

| Account Code | BUDGET CATEGORIES                | <u>Total Budget</u> | <u>Requested Funds</u> |
|--------------|----------------------------------|---------------------|------------------------|
| 530220       | OPM and Project Management       | \$ 331,000.00       | \$ 110,000.00          |
| 530202       | Architect                        | \$ 361,000.00       | \$ 120,000.00          |
| 530225       | Construction                     | \$ 3,610,000.00     | \$ -                   |
| 5301         | Consultants                      | \$ 143,000.00       | \$ 47,000.00           |
| 5342         | Other Admin Costs and Printing   | \$ 15,000.00        | \$ 5,000.00            |
| 5825         | Other Construction Related Costs | \$ 50,000.00        | \$ 16,500.00           |
| 5793         | Construction Contingency (5%)    | \$ 190,000.00       | \$ -                   |
|              | <b>PROJECT BUDGET</b>            | <b>\$ 4,700,000</b> | <b>\$ 298,500</b>      |

CITY OF NEWTONIN CITY COUNCIL

2017

## ORDERED:

That, in accordance with the recommendations of the Community Preservation Committee (CPC) through its Chair, Jane Sender; the Land Use Committee through its Chairman Alderman Marc Laredo; and the Finance Committee through its Chairman Alderman Leonard J. Gentile, the sum of two hundred sixty thousand dollars (\$260,000) be appropriated from the fund balances & reserves of the Community Preservation Fund as shown below, and expended under the direction of the Public Buildings Department for feasibility and design work for both the playground expansion and the creation of affordable housing at 70 Crescent Street in West Newton, as detailed in the CPC's January 2017 funding recommendation to the City Council.

From: Community Preservation Fund

|  |             |
|--|-------------|
| CPA 2017 open space/recreation reserve<br>21R10498-5790A | \$10,955.00 |
|--|-------------|

|  |              |
|--|--------------|
| CPA open space/recreation fund balance<br>21-3321A | \$145,667.00 |
|--|--------------|

|  |              |
|--|--------------|
| CPA 2017 community housing reserve<br>21R10498-5790C | \$103,378.00 |
|--|--------------|

To: Crescent Street - Design

|                                      |              |
|--------------------------------------|--------------|
| For playground/park<br>21D11502-5301 | \$156,622.00 |
|--------------------------------------|--------------|

|                              |              |
|------------------------------|--------------|
| For housing<br>21C11502-5301 | \$103,378.00 |
|------------------------------|--------------|

**Note on previously appropriated funds:** The City Council previously authorized appropriation of \$100,000 of Community Preservation Act funds for environmental site assessment. The remaining unspent funds from that appropriation are being reallocated for feasibility and design work as follows:

Crescent Street site assessment, unspent funds to be transferred

|  |             |
|--|-------------|
| From 21D11501-R5301, for playground/park | \$50,000.00 |
|--|-------------|

|                                  |            |
|----------------------------------|------------|
| From 21C11501-R5301, for housing | \$8,247.05 |
|----------------------------------|------------|

**Note on new non-CPA City funds:** The City is requesting \$298,500 in non-CPA City funds for this phase, primarily for design work on the 50% of the housing units planned as CPA-ineligible market-rate housing. The following table of uses & sources has been updated as of 28 February 2017 from the one included in the January 2017 CPC recommendation:

| <b>70 Crescent Street - Feasibility &amp; Design</b>  |                                       |                |
|---|---------------------------------------|----------------|
| <b>Uses</b> (from January 2017 CPC recommendation)  | <b>playground</b><br>(CPA recreation) | <b>housing</b> |
| site assessment, feasibility, master plan, final design, construction administration  | \$204,930                             |                |
| architecture, engineering, survey, consultants, materials testing, reimbursable services, etc. (50% CPA eligible)                                       |                                       | \$223,250      |
| <b>total</b>  | <b>\$428,180</b>                      |                |
| <b>Sources</b> (updated since January 2017 CPC recommendation)  |                                       |                |
| CPA - funds remaining from \$100,000 appropriation for site assessment  | \$50,000                              | \$8,247        |
| CPA - recommended new appropriation (\$260,000)   | \$156,622                             | \$103,378      |
| non-CPA City funds  | \$0                                   | \$298,500      |
| <b>total</b><br>(greater than "uses" because the CPC preferred to recommend round amount, and City non-CPA request was increased after proposal to CPC) | <b>\$616,747</b>                      |                |
| Note: CPA funds may be used only for housing affordable to households earning under 100% of area median income.   |                                       |                |

#10-17



SETTI D. WARREN  
MAYOR

City of Newton, Massachusetts  
Office of the Mayor

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(617) 796-1100  
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(617) 796-1113  
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(617) 796-1089

E-mail  
swarren@newtonma.gov

January 23, 2017

Honorable City Council  
Newton City Hall  
1000 Commonwealth Avenue  
Newton Centre, MA 02459

Ladies and Gentlemen:

I write to request that your Honorable Council amend Docket Item # 10-17 by bifurcating the request to appropriate \$298,500 at this time to complete feasibility/schematic design and site plan approval for the Crescent Street Housing and Park Redevelopment Project and hold the remainder of the request until the site plan has been approved.

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in cursive script that reads "Setti D. Warren".

Setti D. Warren  
Mayor

RECEIVED  
CITY OF NEWTON  
2017 JAN 23 PM 5:17  
NEWTON, MA 02459



SETTI D. WARREN  
MAYOR

City of Newton, Massachusetts  
Office of the Mayor

#10-17

Telephone  
(617) 796-1100

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(617) 796-1113

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(617) 796-1089

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December 28, 2016

Honorable City Council  
Newton City Hall  
1000 Commonwealth Avenue  
Newton Centre, MA 02459

2016 DEC 28 PM 4:48

Ladies and Gentlemen:

I write to request that your Honorable Council docket for consideration a request to authorize the appropriation of two million dollars (\$2,000,000) from the November 16, 2016 Overlay Surplus Declaration for the purpose of funding the City's share of the development of market rate and affordable housing units at 70 Crescent Street.

Additionally, an application has been submitted to the Community Preservation Committee requesting funding in the amount of \$1,400,000 (\$350,000 ea for 4 units) for the affordable units and \$1,300,000 for development of the Reverend Ford Park.

Thank you for your consideration of this matter.

Sincerely,

Setti D. Warren  
Mayor

### Crescent Street Housing and Park Redevelopment Project

| Account Code | BUDGET CATEGORIES                | <u>Total Budget</u> | <u>Requested Funds</u> |
|--------------|----------------------------------|---------------------|------------------------|
| 530220       | OPM and Project Management       | \$ 331,000.00       | \$ 110,000.00          |
| 530202       | Architect                        | \$ 361,000.00       | \$ 120,000.00          |
| 530225       | Construction                     | \$ 3,610,000.00     | \$ -                   |
| 5301         | Consultants                      | \$ 143,000.00       | \$ 47,000.00           |
| 5342         | Other Admin Costs and Printing   | \$ 15,000.00        | \$ 5,000.00            |
| 5825         | Other Construction Related Costs | \$ 50,000.00        | \$ 16,500.00           |
| 5793         | Construction Contingency (5%)    | \$ 190,000.00       | \$ -                   |
|              | <b>PROJECT BUDGET</b>            | <b>\$ 4,700,000</b> | <b>\$ 298,500</b>      |

City of Newton



Setti D. Warren  
Mayor

## ASSESSMENT ADMINISTRATION

Elizabeth Dromey, Director

**#10-17**

Telephone  
(617) 796-1160  
Telefax  
(617) 796-1179  
tdd-tty  
(617) 796-1089  
Email  
assessing@newtonma.gov  
dromey@newtonma.gov

November 16, 2016

David C. Wilkinson, Comptroller  
City of Newton  
1000 Commonwealth Avenue  
Newton Centre, MA 02459

Dear Mr. Wilkinson:

In accordance with Chapter 59, Section 25 of the Massachusetts General Laws, please accept this letter as formal notification of declaration of overlay surplus.

The total amount declared surplus is **\$4,600,000.00**

Of this amount, I am requesting that **\$600,000** be appropriated to fund revaluation and ongoing litigation costs.

Sincerely,

  
Elizabeth Dromey, Director  
Assessment Administration

cc: Mayor Setti D. Warren  
Alderman Leonard J. Gentile, Finance Chairman  
Maureen Lemieux, Chief of Staff & Chief Financial Officer  
James G. Reardon, Treasurer/Collector

CITY OF NEWTON

IN CITY COUNCIL

2017

ORDERED:

That, in accordance with the recommendation of the Land Use and the Finance Committees through their respective Chairs Marc C. Laredo and Leonard J. Gentile, the sum of two hundred ninety-eight thousand five hundred dollars (\$298,500) be and is hereby appropriated from Overlay Surplus for the purpose of funding feasibility and schematic design for the Crescent Street housing and park redevelopment project.

|       |   |           |
|-------|---|-----------|
| FROM: | Overlay Surplus<br>(01-3220).....                         | \$298,500 |
| TO:   | Crescent St. Housing Feasibility<br>(21C11502-5301) ..... | \$298,500 |

Under Suspension of Rules  
Readings Waived and Approved