



Programs & Services Committee Agenda

City of Newton In City Council

Wednesday, February 22, 2017

7:45PM
Room 211

Items Scheduled for Discussion:

#24-17 **Recommendation to approve 2017 Preliminary Election date**
THE NEWTON ELECTION COMMISSIONERS recommending the City Council approve the date of Tuesday, September 12, 2017 as the date for the 2017 Preliminary Election, if needed. [01/30/17 @ 1:28PM]

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]

#37-16 **Resolution to state officials requesting a carbon fee**
COUNCILOR NORTON requesting a Resolution to state officials calling for a fee on carbon to curb climate change. [01/22/16 @ 10:34 AM]

#36-16 **Resolution to state officials supporting fossil fuel divestment**
COUNCILOR NORTON requesting a Resolution to state officials supporting fossil fuel divestment. [01/22/16 @ 10:34 AM]

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 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 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]
- #363-16** **Amendment to the City Council Rules for yearly review of City Clerk's salary**
PRESIDENT LENNON AND VICE PRESIDENT LAPPIN requesting an amendment to Article XI of the Rules and Orders of the City Council to require an annual review of the salary of the City Clerk/Clerk of the Council. [10/26/16 @ 3:58 PM]

Referred to Programs & Services and Public Facilities Committees

- #344-16** **Discussion regarding oversight of all city/school buildings to improve efficiencies**
COUNCILOR LAPPIN requesting a discussion regarding the Public Buildings Department overseeing all public buildings, including School Department facilities, to improve efficiencies. [10/07/16 @ 10:47 AM]
- #301-16** **Amendment to the Tree Preservation Ordinance**
COUNCILOR SANGIOLO requesting an amendment to the Tree Preservation Ordinance so that any tree removal requested by a city department be forwarded to the Urban Tree Commission and all tree removal requests under the Tree Preservation Ordinance be posted online to give residents and interested citizens notification. [08/09/16 @10:30 PM]
- #300-16** **Ordinance to register lobbyists**
COUNCILORS COTE, NORTON AND HARNEY proposing an ordinance to register lobbyists in the City of Newton. [08/10/16 @ 3:11 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]

- #264-16** **Ord. requiring Councilor notice of and involvement in street tree waiver requests**
COUNCILORS HESS-MAHAN, NORTON, KALIS, COTE, DANBERG, HARNEY, SANGIOLO, LEARY AND YATES requesting an ordinance requiring that Councilors from each respective ward be given notice and a meaningful opportunity to object to granting a hardship waiver or permit to remove a street tree. [07/21/16 @ 11:40 AM]

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]

- #158-16** **Ordinance to require notice on gas pumps relative to climate change**
COUNCILORS NORTON AND SANGIOLO requesting an ordinance that requires a notice posted on retail gas station pumps within the City of Newton that informs consumers that burning gasoline contributes to climate change; and a link to a City website page offering information regarding alternatives to gasoline powered transportation, including walking, biking, public transit and electric vehicles. [04/25/16 @ 9:02 AM]

- #56-16** **Ordinance amendment to add statutory references to policy on housing practices**
COUNCILOR HESS-MAHAN requesting an amendment to Chapter 12, Section 50(b) *Policy of the city regarding housing practices*, to add statutory references to Title VI of the Civil Rights Act of 1964; the Americans with Disabilities Act; Section 504 of the Rehabilitation Act of 1973; the Age Discrimination Act; and any other applicable state or federal laws that were inadvertently omitted from the current ordinance. [02/08/16 @ 1:51 PM]

Referred to Programs & Services and Public Facilities Committees

- #201-15** **Discussion of the condition of the Kennard Estate on Dudley Road**
ALD. SANGIOLO requesting a discussion with the Commissioner of Public Buildings, the Commissioner of Parks and Recreation, and the Executive Department regarding the condition of the property located at 246 Dudley Road (Kennard Estate) and how much, if any, repairs and upgrades will be needed as the City relocates the Parks and Recreation Department to that location. [09/01/15 @ 4:00 PM]

Referred to Programs & Services and Public Facilities Committees

- #141-15** **Discussion on tracking the gas utility infrastructure in Newton**
ALD. BROUSAL-GLASER, SANGIOLO, HESS-MAHAN, COTE, NORTON AND ALBRIGHT requesting a discussion with *the Director of Urban Forestry*, a representative of the Department of Public Works and a representative of the Law Department about tracking and improving the condition of the gas utility infrastructure in Newton, new

state statutes governing infrastructure repairs, coordination of increased repair work with city operations, the status of negotiations with National Grid to compensate for tree deaths resulting from gas leaks, and the possibility of creating a utilities working group to monitor progress on these and related issues.

05/26/15 @ 2:53 PM]

Referred to Public Facil, Programs & Services and Public Safety & Trans Committees

#46-15 **Discussion of parking options and permits at municipal & school parking lots**
ALD. JOHNSON & CICCONE, requesting a discussion with the Commissioner of Department of Public Works and the School Department to determine and discuss parking options including use of school properties based on the current municipal parking lot programs including the issuance of permits. [02/11/15 @1:35 PM]

#483-14 **Resolution to promote cooperative programs with food establishments**
PROGRAMS & SERVICES COMMITTEE proposing a RESOLUTION to promote a cooperative program with food establishments in the City, the Newton-Needham Chamber of Commerce, the Economic Development Commission, the Director of Economic Development and members of the Board of Aldermen, to find opportunities for these establishments to provide their food services for events in the City. [12/02/14 @ 3:56 PM]

Referred to Programs & Services and Finance Committees

#216-14 **Ordinance amendment for notification of vacancy of unit and/or condo conversion**
ALD. HESS-MAHAN, ALBRIGHT, BAKER, CROSSLEY, NORTON AND SANGIOLO proposing the following amendments to Chapter 12 Health and Human Services of the Revised Ordinances to:

- require owners of dwellings requiring a Certificate of Habitability under Section 12-1 and real estate agents/brokers who receive compensation in connection with the particular real estate transaction to notify the Commissioner of Health and Human Services whenever an apartment, tenement, or room in a lodging house is vacated by the occupant or when an area in an existing building is converted to a condominium prior to being reoccupied by a new tenant, lodger or occupant;
- require educational institutions to disclose addresses of undergraduates living off-campus in Newton;
- require a fee for certification; and
- impose a fine for violation of these provisions. [05/14/14 @11:51 AM]
 FINANCE VOTED NO ACTION NECESSARY 7-0 12/14/15

#398-13 **Discussion of complementary ordinance or regulations for Marijuana Dispensaries**
ALD. BAKER & DANBERG requesting a discussion of a possible ordinance, regulations or otherwise, to complement zoning regulation of any licensed Registered Marijuana

Dispensaries to respond to any secondary impacts so as to make the operation of such dispensaries as successful as possible. [10/28/13 @ 10:00 AM]

#34-13

Ordinance to prohibit polystyrene food/beverage containers

ALD. DANBERG, ALBRIGHT, BLAZAR, RICE, LINSKY AND CROSSLEY requesting a prohibition on polystyrene-based disposable food or beverage containers in the City of Newton if that packaging takes place on the premises of food establishments within the City. [01/03/13 @ 11:01 AM]

UPDATE ITEMS:

Referred to Programs & Services Committees and Public Facilities

#12-17

Request for updates on the Library Expansion Project

COUNCILORS CROSSLEY, ALBRIGHT AND BLAZAR requesting periodic updates from the Library Trustees and Library Director on the Library expansion project. [01/03/2017 @ 3:55 PM]

Referred to Programs & Services Committees and Public Facilities

#13-17

Request for updates on the Archive Expansion Project

COUNCILORS CROSSLEY, ALBRIGHT, AND BLAZAR requesting periodic updates from the City Clerk on the Archives expansion project. [01/03/2017 @ 3:56 PM]

Referred to Programs & Services and Public Facilities Committees

#27-16

Updates from the Administration on the renovations at the Aquinas site

PROGRAMS & SERVICES AND PUBLIC FACILITIES COMMITTEES requesting that the School Department and/or Executive Department provide updates on removal of asbestos and other toxic materials that were identified at the Aquinas site, the scope and timing of window replacement in particular, and renovations that may be necessary to facilitate short and long-term plans for uses and operations at the site. [01/10/16 @ 1:14 PM]

Referred to Programs & Services and Public Safety & Transportation Committees

#312-15

Update from Health Department on opiate overdose epidemic

ALD. COTE, HARNEY AND NORTON, requesting a review and discussion of the opiate overdose epidemic including an update from the Health Department appraising the board on the current situation to include comparative statistics from previous years as to the number of opiate overdoses handled by first responders. In addition, what is being done immediately to take this on and what support can the Board provide

#377-14 Discussion of proposed changes of use of the Senior Center

THE PROGRAMS & SERVICES COMMITTEE requesting a discussion with the Director of Senior Services, the Council on Aging and the Executive Department relative to changes in the use of the Senior Center at 345 Walnut Street. [10/16/14 @ 5:43 PM]

Referred to Programs & Services and Public Facilities Committees

#119-14 Update from Inspectional Services on ADA compliance of City properties

ALD. ALBRIGHT AND CROSSLEY requesting discussion with the Inspectional Services Department to explain the development of short and long term plans to identify and correct buildings, sidewalks, playgrounds, etc., that do not conform to American Disability Act (ADA) standards. The discussion should include information on how improvements will be incorporated into the Capital Improvement Plan or if less than \$75,000 into a comprehensive budget plan to correct ADA deficiencies. [03/12/14 @ 4:18 PM]

Referred to Programs & Services, Public Facilities and Finance Committees

#312-10 Update on plans to address space needs in schools

ALD. LENNON, LAPPIN, SCHNIPPER, SANGIOLO requesting a discussion with the School Committee on its plans to address space needs in the Newton public schools. [10/27/10 @11:07 AM]

Respectfully Submitted,

John B. Rice, 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
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(617) 796-1142
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(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 (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
total	\$428,180	
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
total (greater than "uses" because the CPC preferred to recommend a round amount)	\$429,872	
Note: CPA-funded housing must be affordable to households under 100% of area median income.		

website www.newtonma.gov/cpa

contact Alice E. Ingerson, Community Preservation Program Manager

email 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

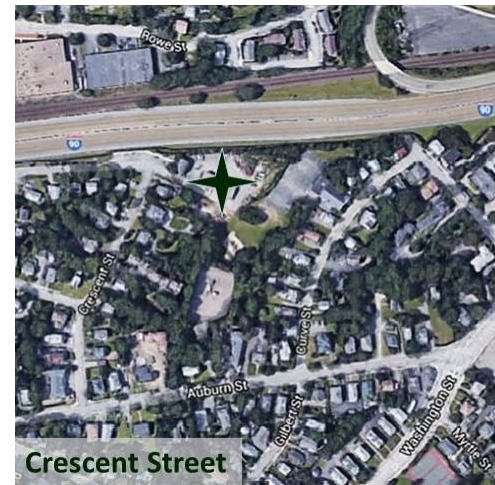
Newton, Massachusetts CPA program project webpage
bold, green text links to full-text documents

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 For reports from these assessments below, click here .
\$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
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
phone: 617.796.1120



- Robert DeRubeis, Commissioner
email: bderubeis@newtonma.gov
& Carol Schein, Open Space Coordinator
email: 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

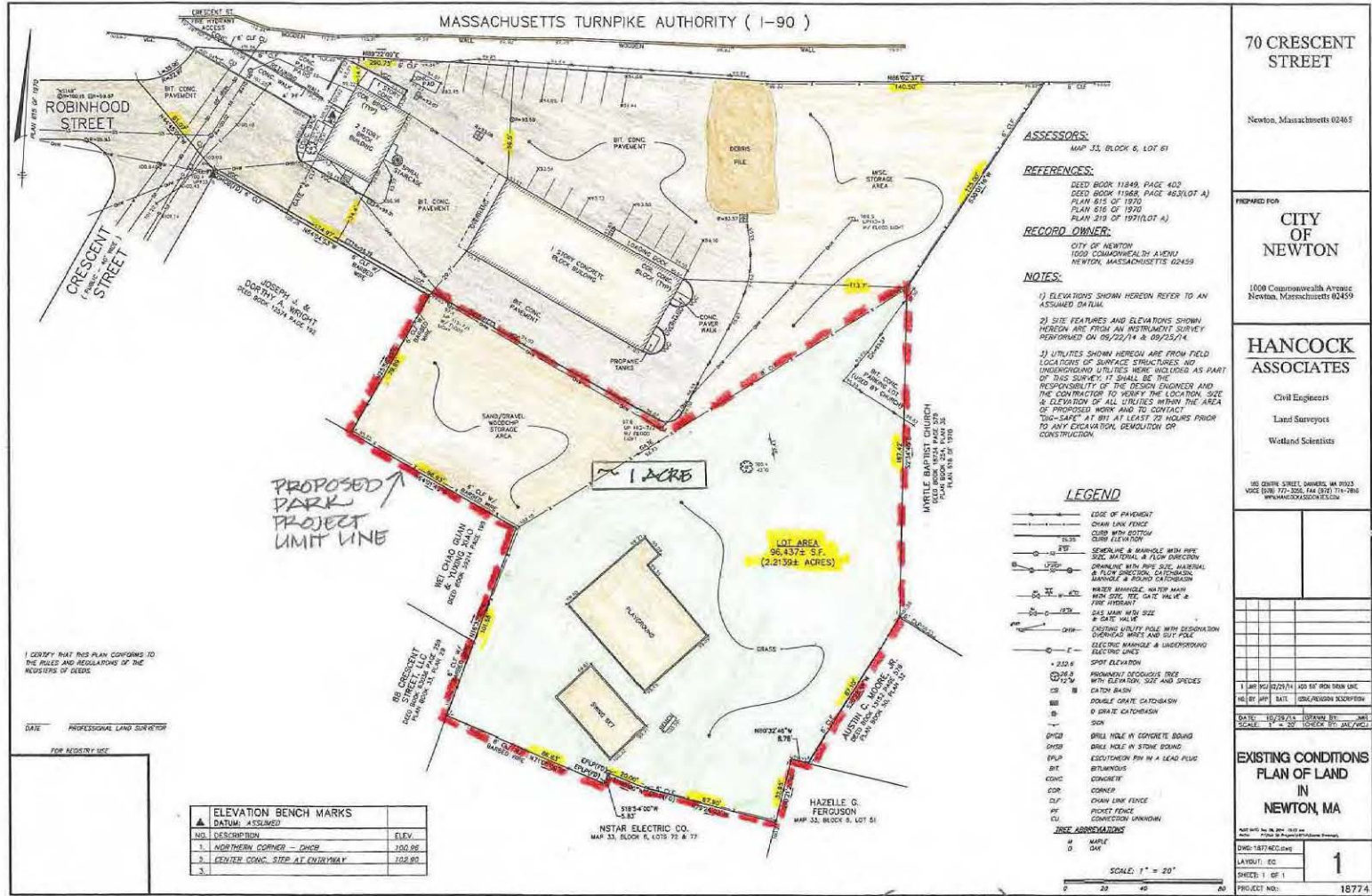
January 19, 2017

Overview



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
Total Design Budget	\$428,180

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

New CPA Request	\$258,308
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*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
Total Budget	~ \$4,900,000

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



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 10th, 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



Newton, Massachusetts Community Preservation Program FUNDING REQUEST

 PRE-PROPOSAL

 PROPOSAL

Last updated December 2014.

For full instructions, see 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 617.796.1144

#35-17

(For staff use)
date rec'd:Rec'd 4:30
pm, 12 Dec
2016

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

Project TITLE	Crescent Street Affordable Housing & Community Park: Final Design			
Project LOCATION	Full street address (with zip code), or other precise location. 70 Crescent Street, Auburndale, MA 02466			
Project CONTACTS	Name & title or organization	Email	Phone	Mailing address
Project Manager	Rafik Ayoub, Project Manager, City of Newton Public Buildings Dept.	RAyoub@newtonma.gov	617-796-1621	52 Elliot Street Newton Highlands, MA 02461
Other Contacts	Barney Heath, Director City of Newton, Planning and Development Dept.	BHeath@newtonma.gov	617-796-1131	1000 Commonwealth Ave. Newton, MA 02459
	Carol Schein, Open Space Coordinator, City of Newton, Parks and Recreation Dept.	CSchein@newtonma.gov	617-796-1507	246 Dudley Road Kennard Park Newton, MA 02459
Project FUNDING	A. Total CPA funds requested: Anticipated Total: \$2,700,000 This Request: \$316,555	B. Other funds to be used: Anticipated Total: \$2,202,499 This Request: \$111,625	C. Total project cost (A+B): Anticipated Total: \$4,902,499	
Project SUMMARY	<div style="background-color: yellow; padding: 2px;">Applying unspent balance of CPA site assessment funding would reduce this request to \$258,308.</div> 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>park component: master plan/feasibility study, design and construction. The total estimated costs for park design and construction are approximately \$1,300,000.</p> <p>housing component: 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.

Project TITLE	Crescent Street Affordable Housing & Community Park: Final Design		
USES of FUNDS		RECREATION LAND	COMMUNITY HOUSING
Check all that apply.	create	✓	✓
	rehabilitate/ restore	✓	
	for housing using CDBG or HOME funds:	new construction	site preparation/ remediation
COMMUNITY NEEDS	From each of at least 2 plans linked to Guidelines & Forms from www.newtonma.gov/cpa , 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"> Ongoing need to preserve, protect and provide additional open space including pocket parks in the more densely populated neighborhoods of Newton. Need to continue expanding accessibility for persons with disabilities [on] active and passive recreation sites. 			
<u>Newton Comprehensive Plan, November 19, 2007</u>			
Section 7: Open Space and Recreation, Page 7-3:			
<ul style="list-style-type: none"> Goal #2: ensure an adequate amount, variety and distribution of open space for ... public benefit 			
Section 3: Land Use, Page 3-17			
<ul style="list-style-type: none"> 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. 			
Section 5: Housing, Page 5-13			
<ul style="list-style-type: none"> "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." 			
<u>Newton Leads 2040: A Blueprint to Promote Affordable, Diverse Housing and Economic Growth (June 2016)</u>			
<ul style="list-style-type: none"> 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. 			
COMMUNITY OUTREACH <i>Summarize efforts to communicate with abutters, neighborhood & 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.			
COMMUNITY CONTACTS	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.		
	Name & title or organization	Email	Phone
			Mailing address
	Elaine Rush Arruda	rusharruda@verizon.net, EArruda@Lasell.edu	617.243.2242
			1921 Commonwealth Ave., Auburndale 02466
	Shule Aksan	aksansul@hotmail.com	617.460.1151
			98 Crescent St., Auburndale 02466
	Beth Wilkinson, on behalf 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.

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

Project TITLE	Crescent Street Affordable Housing & Community Park: Final Design	
Project TIMELINE	Phase or Task	Season & Year
	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.

ARCHITECTURAL ACCESS WORKSHEET	
Use this table to show how the proposed project will meet or exceed the most stringent applicable requirements.	
REQUIRED	PROPOSED
1. Site access – accessible route	
To be completed during the design phase of the project	To be completed during the design phase of the project
2. Accessible parking (identify proposed total # of spaces)	
To be completed during the design phase of the project	To be completed during the design phase of the project
3. Building entrances & accessible routes within buildings	
To be completed during the design phase of the project	To be completed during the design phase of the project
4. Common areas & facilities (offices, laundry rooms, community rooms, etc.)	
To be completed during the design phase of the project	To be completed during the design phase of the project
5. Group 1 Units (MAAB) (include units covered by the FHA)	
To be completed during the design phase of the project	To be completed during the design phase of the project
6. Group 2 Units (MAAB)	
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		
ATTACHMENTS CHECKLIST				
Please note: on the Newton CPC website, attachments marked ** below are posted separately.				
↓ Check off submitted attachments here.				
REQUIRED	✓	COVER LETTER	from head(s) of City dept.(s) to which funds will be appropriated, confirming specific staff assigned to manage the project; please also attach Board order #384-11(4), 16 November 2015, committing to CPA-eligible uses for this site.	
	✓	** PHOTOS	of existing site or resource conditions	
	✓	** MAPS	of site in relation to nearest major roads	
	✓	CAPITAL IMPROVEMENT PLAN	current listing/ranking & risk factors for this project	
PROJECT FINANCES: Uses & Sources (electronic submission should include budgets in Excel)				
Detailed budget attachments REQUIRED for full proposal.	✓	development pro forma/capital budget: 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)		
	✓	operating/maintenance budget, projected separately for each of the next 10 years <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	✓	non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions		
RENTAL ONLY		market analysis: To be completed during feasibility study		
		rental subsidy, if any: Not anticipated at this time		
RELOCATION, FAIR HOUSING & ACCESSIBILITY – All of these attachments will be submitted prior to construction.				
REQUIRED		affirmative marketing & resident selection		
		reasonable accommodation/reasonable modification policy		
		architectural access worksheet: applicable requirements & proposed features		
SPONSOR FINANCES & QUALIFICATIONS				
REQUIRED	✓	for sponsoring/owning department or organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.) - Will be submitted prior to construction		
	✓	resumés for project manager/development team , including any affiliations with City boards or commissions		
		FOR DEVELOPER (City of Newton)		
		mission & current housing portfolio: This is the City’s first housing development.		
		previous similar projects completed: This is the City’s first housing development.		
SITE CONTROL, VALUE & DEED RESTRICTIONS				
REQUIRED		City agreement to grant permanent deed restrictions for housing affordability and public recreational use of the site: It is expected that the NCDA would be subject to the affordable housing restriction held by the City and DHCD (through the LIP Program).		
	ZONING & PERMITTING			
		short email confirming review by the Development Review Team (DRT) – To be completed during design phase		
	✓	environmental mitigation plans: See summary “Zoning and Permitting Summary”		
	✓	zoning relief and permits required: See summary “Zoning and Permitting Summary”		
	✓	other approvals required: See summary “Zoning and Permitting Summary”		
	✓	DESIGN & CONSTRUCTION	scope of work – Attached is ** RFQ for Owner’s Project Manager; City is currently in the process of reviewing RFQ responses floor plans & elevations;	
OPTIONAL		LETTERS of SUPPORT	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

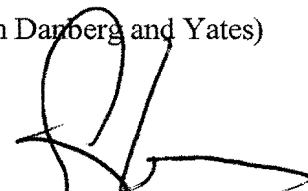
Readings Waived and Approved

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	\$ -	\$ -	\$ -	\$ -

70 Crescent Street Feasibility Study and Design Cost Estimate			
Summary of CPA Funding Request for Master Plan/Feasibility Study and Design Phase			
12/12/2016			
Master Planning/Feasibility Study Effort			
Environmental Analysis/Phase I Site Assessment	\$	10,000	
Public Meetings	\$	6,000	
Master Plan (Alternative Options; Preferred Plan)	\$	30,000	
Contingency (8%)	\$	3,680	
Total Master Planning/Feasibility Study	\$	49,680	
Final Design			
Task Description:			
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	
Estimated Design/Bidding/Construction Admin. Services	\$	155,250	
CPA Eligible Architecture and Engineering (Housing)			
<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
Architecture and Engineering Total (Housing)	\$	111,625	\$223,250
Total CPA Request for Feasibility Study/Master Plan/De	\$	316,555	
Total Estimated Design Costs	\$	428,180	

70 Crescent Street Community Park				
Cost Estimate for Master Plan, Design, and Construction				
12/12/2016				
<u>Master Planning/Feasibility Study Effort</u>				
Environmental Analysis/Phase I Site Assessment	\$	10,000		
Public Meetings	\$	6,000		
Master Plan (Alternative Options; Preferred Plan)	\$	30,000		
Contingency (8%)	\$	3,680		
Total Master Planning/Feasibility Study	\$	49,680		
<u>Final Design</u>				
Task Description:				
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		
Total Design/Bidding/Construction Admin. Services	\$	155,250		
<u>Community Park Construction</u>				
Improvement Description:				
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		
Grand Total Construction	\$	1,074,000		
<u>City of Newton Staff Time</u>	\$	65,877		
Master Plan + Final Design + Construction+City Staff Time	\$	1,344,807		
Total CPA Funding Request	\$	1,300,000		

Proposed Crescent Street Community Park										
Estimated Annual Maintenance Costs (assumes 3% annual increase)										
12/12/2016										
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
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
Total	\$5,585	\$5,753	\$5,925	\$6,103	\$6,286	\$6,475	\$6,669	\$6,869	\$7,075	\$7,287

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
	NET OPERATING INCOME			\$ 154,285	\$ 1.20	\$ 19,286	\$ 14.42
Less	Debt Service			\$ 121,322	\$ 11.34	\$ 10,110	\$ 0.94
	NET CASH FLOW			\$ 32,963	\$ 3.08	\$ 2,747	\$ 0.26
	RETURN ON COST			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 & 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&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
TOTAL DEVELOPMENT COST*			\$ 3,652,579	\$ 456,572	\$ 290.16
* 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
INCOME											
	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	\$ -	\$ -	\$ -	\$ -						
	Total Income	\$ 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)
	Effective Gross Income	\$ 211,806	\$ 217,186	\$ 222,713	\$ 228,390	\$ 234,223	\$ 240,216	\$ 246,373	\$ 252,699	\$ 259,199	\$ 265,878
EXPENSES											
	<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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Operating Expenses	\$ 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
	NET OPERATING INCOME	\$ 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
	NET CASH FLOW	\$ 25,984	\$ 33,549	\$ 32,963	\$ 36,588	\$ 40,306	\$ 44,121	\$ 48,035	\$ 52,050	\$ 56,170	\$ 60,398
	RETURN ON COST	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

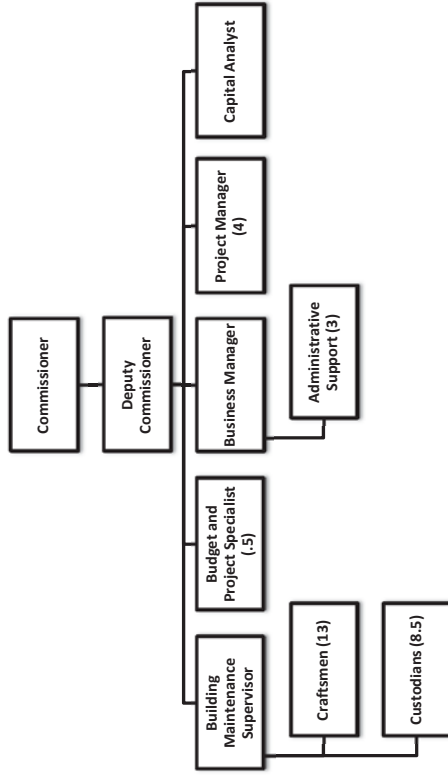
Dear Community Preservation Committee Members:

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.

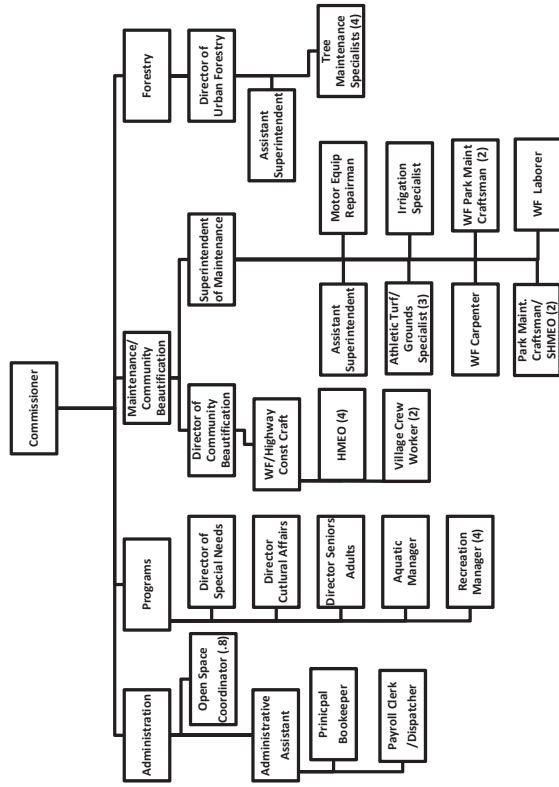
Maureen Lemieux
Chief of Staff/CFO

PUBLIC BUILDINGS



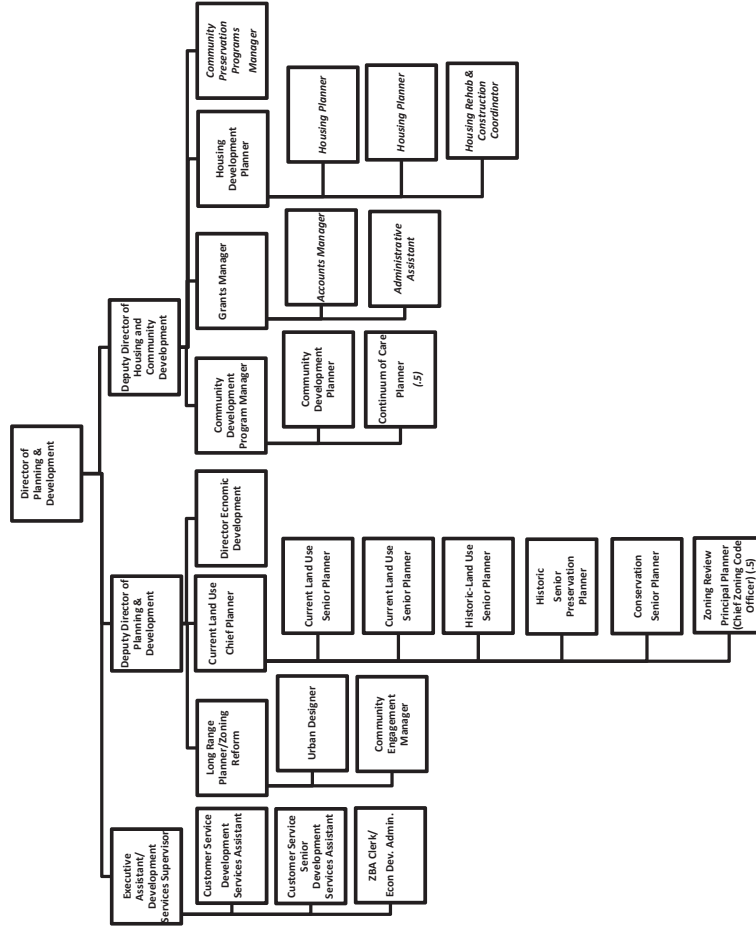
FY2017 Desired Outcomes - Public Buildings Department	Target
Outcome #1: Effective Project Management	
Strategy #1: Fire Station #3 and Headquarters Project	Winter 2016
Start demo, construction, and renovation of Fire Station #3 and Headquarters.	Fall 2017
Fire Headquarters renovation complete and Fire Administration moves in.	Winter 2019
Project complete and firefighters move back in.	
Strategy #2: Zervas School Project	
Start demo and construction of the Zervas School.	Jan 2016
Project complete and students move in.	Sep 2017
Strategy #3: Cabot School Project	
Complete the design of the Cabot School.	Winter 2017
Project complete and students move in.	Winter 2019
Strategy #4: Aquinas School Window Replacement Project	
Start PCB and window removal.	Spring 2016
Complete window replacement.	Fall 2016
Strategy #5: Pre-School #3 Aquinas School Feasibility Study	
Complete feasibility study of the pre-school.	Spring 2016
Start design of pre-school renovations.	Summer 2016
Strategy #6: Mainet Road Communications Building Project	
Project complete and communications equipment moved in.	Summer 2016
Outcome #2: Citywide Capital Improvement Plan	
Strategy #1: Updated Capital Improvement Plan	Target
Department submissions due.	Jul 2016
C.I.P. Steering Committee evaluations.	Sep 2016
Strategy #2: Website Improvements	
Project pages available and up to date.	Summer 2016
Number of quarterly updates posted on line.	4
Strategy #3: Internal Project Data for FY17 Projects	
Develop project descriptions, location map, budget, schedule.	Oct 2016
Provide annual update.	Dec 2016
Outcome #3: Effective Maintenance & Operations	
Strategy #1: Implement Life Safety Code upgrades	Target
Percentage of outstanding code-related work orders in schools completed or scheduled.	100%
Percentage of outstanding code-related work orders in municipal buildings completed/scheduled.	100%
Strategy #2: Improve Average Workorder Turn-Around Time	
% of emergencies responded to within one hour - Currently 100%.	100%
% of routine workorders completed within 5 working days - School Bldgs - currently 73%.	75%
% of routine workorders completed within 5 working days - Municipal Bldgs - currently 72%.	73%
Strategy #3: Expand Preventive Maintenance Plan	
Percentage of scheduled preventive maintenance tasks completed - currently 100%.	100%
Percentage of work orders that are preventive maintenance - currently 40%.	45%
Outcome #4: Achieve 25% Improved Energy Efficiency from 2008 Baseline	
Strategy #1: Implement Solar Panels and Power Purchase Agreement	Target
Roof solar installs at several buildings including: Angler, Bowen, South High School, Oak Hill School.	Spring/Summer 2016
Parking canopy solar installs: Elliot Street, Newton South High School.	Fall 2016
Rumford Landfill ground mounted solar.	Fall/Winter 2016
Zervas School solar panel project design completion.	Spring 2016
Cabot School solar panel project design completion.	Winter 2017
Renewable power generated by new solar panels.	750KW
Strategy #2: Energy Efficiency Report, Preferred Vendor Program	
Phase 1 - Complete energy retrofits on 14 buildings.	Completed December 2015
Phase 2 - Complete energy retrofits of 14 projects in 12 buildings.	Summer 2016
Phase 3 - Energy retrofit projects at various buildings.	Fall 2017
Strategy #3: Energy Efficiency Reporting and Data Collection	
Install energy analytics for fire and communications at Newton South High School.	Fall 2016
Adopt an energy data base and data use analysis reporting system for city buildings.	Fall 2016
Outcome #5: Design Review Committee	Target
Strategy #1: Review Make-Up of Committee	Summer 2016
Add appropriately experienced member(s).	
Outcome #6: Department Internal Operation Improvements	Target
Strategy #1: Work Order Close out Timeline	Summer 2016
Review who should be designated with the responsibility for work order close out.	
Strategy #2: Department Generated Transfer Bills Timeline	Summer 2016
Review timeline when to create transfer bills for Schoolhouse and other systems.	

PARKS & RECREATION DEPARTMENT



Target	Target
FY2017 Desired Outcomes - Parks and Recreation	
Outcome #1: Quality Recreation Programs for all Ages/Interests	
Strategy #1: Interdepartmental and Current Program Development	Fall 2016/Spring 2017
Expand badminton instruction program to offer Fall and Spring classes.	Summer 2016
Coordinate transportation program with Department of Senior Services.	July 2016
Develop kids boot camp and nutrition program at Lower Falls Community Center.	
Strategy #2: Increase and Improve Computerized Registration Process	
Implementation of online field reservations.	Fall 2016
Outcome #2: Safe, Accessible, High Quality Parks and Facilities	
Strategy #1: Crystal Lake Water Management Plan and Watershed Improvements	August 2016
Advertise RFP for lake management planner.	
Strategy #2: Continued Development of Off-Leash Program	Spring 2017
Develop plan for small dog off-leash area.	July 2016
Seek approval of citation rights for the Off-leash Recreation Specialist.	
Strategy #3: Complete Capital Improvements to Ensure the Quality of Parks and Playgrounds	
Newton Highlands Playground - complete bid pkg./manage bid and construction phases.	August 2016
N. Centre Playground Accessible Pathways - help to oversee construction Phase IV, V, VI.	August 2016
Fairlow Park Pond & Bridge Project - complete investigative and design phase/bid/manage project.	September 2016
Waban Hill Reservoir - contract with designer/manage master plan process.	Summer 2016
Chesapeake Brook Pedestrian Bridge - work with DPW/complete design/bid phases.	
Outcome #3: Quality Programs for Seniors, People w/ Disabilities	
Strategy #1: Integrate an Online Volunteer Management System into Athletes Unlimited	June 2016
Integrate new system with current volunteers to streamline management and engagement.	
Strategy #2: Increase Awareness of Newton Athletes Unlimited in the Community and Beyond	June 2016
Create an online video library of athletes, families and community leaders discussing why Athletes Unlimited is important to Newton.	December 2016
Strategy #3: Increase Awareness of Current Over 55 Programs/Services	
Create an online and regional service fairs for people with disabilities.	Fall 2016
Introduce new walking group at the Auburndale Cove.	October 2016
Implement bi-weekly Life Trail Fitness group located at the Cove.	Summer 2016
Expand evening pickleball to weekends and incorporate an intergenerational aspect.	Summer 2016
Outcome #4: Parks and Facilities that Enrich the Recreational Experience	
Strategy #1: Implementation of Turf Management Program	Summer 2016
Reurbish Auburndale Park tennis courts.	Summer 2016
Reclamation of Warren House tennis courts.	
Strategy #2: Enhance Park and Playground Maintenance Management Plan	June 2017
Installation of playground structures at Horace Mann and Auburndale Cove.	October 2016
Install Senior exercise station at Auburndale Cove.	October 2016
Lyons Field concession building (NWLL) - accessible route at 75%.	September 2016
Work w/Friends of Kennard to implement temporary public art show.	
Outcome #5: Sustainable, Maintained Tree Population by 2020	
Strategy #1: Address All Highest Risk Trees	July 2016
Update street tree risk analysis report by surveying each street, comparing prior data, and issuing report.	
Utilize in-house and contracted services to remove the highest-risk trees as determined in risk analysis report.	July 2016
utilize in-house and contracted services to prune the highest-risk trees as determined in risk analysis report.	December 2016
Remove/prune all high priority street work in select city parks through in-house and contracted services.	September 2016
Strategy #2: Implementation of Citywide Tree Planting Plan	May 2017
Plant 240 trees based on strategies presented in city-wide planting plan.	June 2017
Grind down 700 tree stumps.	
Outcome #6: Create and Maintain a Beautified Newton	
Strategy #1: Beautification of Villages and Traffic Islands in Newton Corner	1
Traffic island flower boxes.	
Strategy #2: Clean, Well Maintained Public Spaces	26
Community appearance index - 13 villages - check bi-weekly.	50
Permanent flower pots - various locations throughout villages.	

Planning and Development Department



Target	Throughout FY17
FY2017 Desired Outcomes - Planning and Development	
Outcome #1: Equity & Economic Opportunity for All	
Strategy #1: Implement Housing Strategy Identify ordinance/policy changes and submit to City Council or appropriate body.	Throughout FY17
Support strategically identified housing projects for affordable and diverse housing choices.	Throughout FY17
Evaluate RFP responses for housing funds.	Summer 2016
Develop Crescent Street project (8 units).	Anticipated completion in FY18
Plan for development of 932 units for the chronically homeless.	Throughout FY17
Strategy #2: Implement Annual Action Plan	
Release RFP for human services & ESG.	Winter, 2017
Complete annual neighborhood project.	Fall, 2016
Complete annual accessibility projects.	Spring, 2017
Complete annual program projects.	Throughout FY17
Strategy #3: Support Economic Development	
Outcome #3: Support Economic Development	
Grow MassChallenge program at Newton Innovation Center.	Expanded # of entrepreneurs
Support N2 Corridor and completion of market study.	Summer/Fall 2016
Support Charles River Mill District.	Throughout FY17
Strategy #4: Support Vitality of Village Centers & Commercial Corridors	
Development of Austin Street municipal lot.	Anticipated completion in FY18
Support implementation of Newton Centre parking strategy.	Throughout FY17
West Newton Square streetscape design.	Summer 2016
Finalize Newtonville/Walnut Street design.	Spring 2017
Advance reuse of Newton Centre Library building.	Fall 2016
Strategy #5: Foster Business-Friendly Environment	
Coordinate regular Business Council meetings with Mayor and local businesses.	Quarterly
Reach out to individual businesses to identify needs and promote City resources.	10-15 per month
Outcome #2: Enhance & Preserve Quality of Life & Sense of Place	
Strategy #1: Transportation Strategy	
Evaluate pilot and demonstration projects.	Summer 2016
Identify projects for immediate action, inclusion on FY18 CIP.	Summer/Fall 2016
Completion of strategy.	Winter 2017
Strategy #2: Phase 2 of Zoning Reform	
Create pattern book.	Summer 2016
Draft zoning ordinance text.	Complete in FY18
Strategy #3: Maintain Robust Historic Preservation & Interpretation Program	
Prepare criteria for new historic building survey grant application.	Spring 2017
Research, reinstall, rededication of the Newton North High School Maurice Compris WPA mural.	Fall 2017
Continue Historic Commission/Preservation ordinance amendments.	In FY17
Produce educational materials and/or events.	2 events in FY17
Strategy #4: Environmental Conservation & Improvement	
Conserve the "Webster Woods" area for ecological and recreational value.	Summer/Fall 2016
Complete priority conservation areas maintenance/enhancement projects.	Fall 2016 and Spring 2017
Rehabilitate "Deer Park" area and restore public access.	Summer 2016
Support volunteer conservation stewardship program.	Throughout FY17
Explore options for trails in Quinobegun Road area.	Summer/Fall 2016
Produce educational materials and/or events.	Throughout FY17 - min. of 2 events
Outcome #3: Promote Community Engagement in Planning	
Strategy #1: Develop Online Engagement Capacity	
Develop new Planning Department webpage.	Fall/Winter 2016
Enhance online components of planning projects.	Fall/Winter 2016
Strategy #2: Include Community Engagement in All Projects	
Develop community engagement strategy with each project.	Ongoing
Work with DPW and other "implementation" departments to engage community in projects.	Ongoing
Outcome #4: Pursue Efficient Development Review and Planning Processes	
Strategy #1: Implement Planning Department Management Study	
Continue documentation of development review process and review of coordination and process efficiency with DPW, ISD and Fire Department.	Summer/Fall 2016
Draft board/commission handbooks describing roles & responsibilities.	Summer/Fall 2016
Strategy #2: Conduct Efficient Development Review	
Complete special permit project reviews within the allocated time frame.	90% completed in 90 days
Demolition delay reviews.	Ongoing
Historic district reviews.	Ongoing
Ensure appropriate protection of wetlands through State Wetlands Act.	Ongoing
Site Plan/558 reviews.	Ongoing

RAFIK E. AYOUB, ASSOCIATE AIA

West Roxbury, MA | (617) 325-7725 | rafik02132@verizon.net

PROFESSIONAL QUALIFICATIONS

Facilities Project Manager experienced in architectural design of institutional, public and residential projects. Proven track record in managing new construction, additions and renovations of projects from design through construction and closeout, completing projects on time and on budget. Skilled in:

- Development of scope of work
- Selection of design team
- Design constructability review
- Oversight of project execution
- Budgets and timelines
- Coordination of design process
- Management of bid / award process
- Conflict resolution

CONSTRUCTION PROJECT MANAGEMENT EXPERIENCE

Project Manager II, Property and Construction Management Department 2013 - 2014
City of Boston, MA

(The Property and Construction Management Department manages building projects ranging from \$200K to \$10M.)

- Provide management and oversight of \$400K - \$1.5M envelope and interior restoration for three community center projects.
- Manage replacement of \$350K heating systems in two Boston Centers for Youth and Family.
- Ensure compliance with public procurement practices for designers and contractors.
- Act as member of designer's selection team.

Senior Engineering Consultant / Project Manager, Facilities Management Department 1994 - 2013
Roman Catholic Archdiocese of Boston, Braintree, MA

(The Archdiocese facilities department manages all capital construction projects for all parishes throughout the metropolitan Boston area. Project size ranges from \$50K to \$7M.)

- Simultaneously managed up to six major construction projects for churches, schools, parish centers and rectories in all phases of planning, design, budgeting and construction.
- Customized each parish's needs through collaboration and coordination with architects, engineers and consultants.
- Determined requirements related to building codes, handicap accessibility and energy efficiency.
- Evaluated bids for building improvements designed in-house and by architects; participated in value engineering process.
- Conducted scheduled meetings to review project status, develop punch lists and commission projects. Ensured quality and safety standards were met by contractors.
- Reviewed and approved design team and construction contractor applications for payment.
- Managed and completed multiple electrical and HVAC projects following all related environmental safety requirements.
- Specified, field observed and completed major exterior envelope restoration of multiple parish buildings. Envelope restoration of St. Mary of the Nativity formally recognized in 2008 by the Brookline Historical Society.
- Collaborated with designers to obtain special variances from state agencies on behalf of the parishes.

ADDITIONAL EXPERIENCE

Freelance Architect, Greater Boston Area

- Provided architectural design services for private clients and several architectural firms. Projects included design of new homes, additions and renovations as well as completion of construction documents for elementary school renovation project.

Designer / Project Manager

MFPA, Inc., Natick, MA

(MFPA specializes in medical facilities design.)

- Designed and completed construction documents for new playground and existing playroom Tufts Medical Center Floating Hospital for Children.
- Developed design, construction documents and construction administration for 12,000 square feet of new offices expansion space at American Red Cross Facilities in Dedham, MA. Also performed redesign and alteration of three laboratories for a total of 6,000 square feet.
- Designed and oversaw renovation of four-bed unit and new offices for Nuclear Medicine Department at Boston Children's Hospital.

Associate Architect

Laurence L. Rubin, Architect, Wellesley, MA

(Projects included private homes, commercial and public works.)

- Assisted project architect in developing and completing construction document drawings for architectural phase of a park structure in the state of Connecticut.
- Participated in the design for a pavilion and waiting station at the ferry boat pier at Logan Airport (MassPort).

EDUCATION

Harvard University, Graduate School of Design Professional Development Program, Cambridge, MA

- Certificate in Renovation and Adaptive Reuse of Older Buildings
- Certificate in Advanced Training in ADA Standards, UFAS, and the Fair Housing Amendments Act

Wentworth Institute of Technology, Boston, MA

- Courses in AutoCAD technology and drafting

Damascus University, Damascus, Syria

- Bachelor's Degree in Architecture - Cum Laude

PROFESSIONAL AFFILIATIONS

Associate Member, American Institute of Architects, Boston, MA

1995 - present

Associate Member, Boston Society of Architects, Boston, MA

1995 - present

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, 2014.¹ 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.

¹ 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]

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, 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>
Total Expended to date	\$ 41,752.95
Current Balance of Appropriation	\$ 58,247.05

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

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(617) 796-1120
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(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

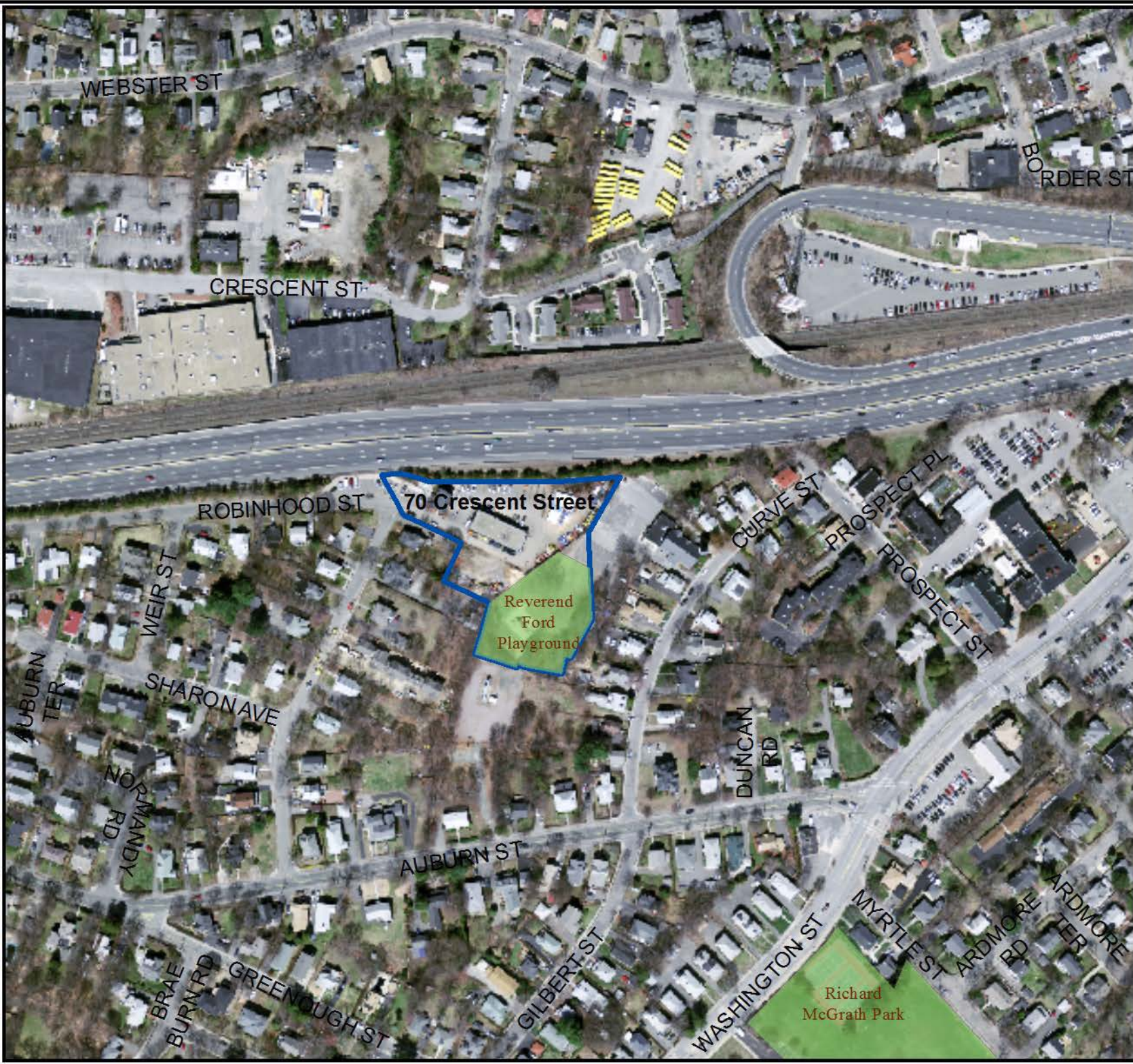
Book _____, Page ____

Date _____

Katy Hax Holmes
Katy Hax Holmes
Staff







70 Crescent Street

*City of Newton,
Massachusetts*

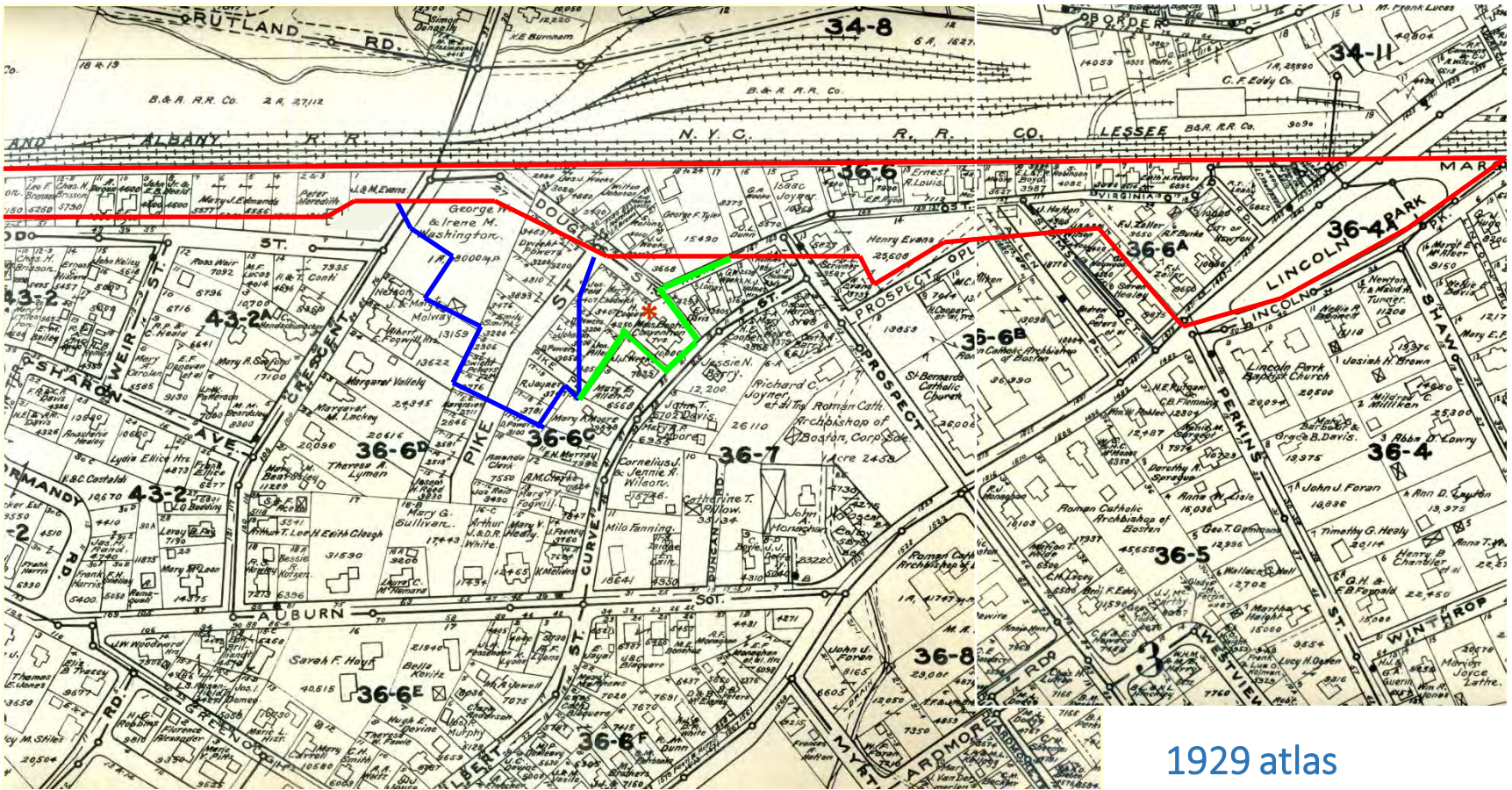


The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve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

A RESOLUTION CALLING FOR THE MASSACHUSETTS LEGISLATURE TO PUT A FEE ON CARBON TO CURB CLIMATE CHANGE

WHEREAS, The scientific consensus is firmly established that catastrophic climate change is happening and the burning of fossil fuels is among the chief contributing factors; and

WHEREAS, The use of fossil fuels is pervasive throughout society and varies by region, lifestyle, income, and many other disparate factors; and

WHEREAS, The United States free market offers a fertile environment for creation of an equally diverse set of economical services and products in the areas of conservation, efficiency, and renewable energy to allow us to wean ourselves off fossil fuels; and

WHEREAS, Free markets operate most efficiently when individuals and corporations are held accountable for the costs of their actions; and

WHEREAS, Prices for fossil fuels do not reflect associated costs of health impacts, climate change, or other general environmental degradation; and

WHEREAS, Leaders and organizations from around the country have advanced proposals for rectifying this price/cost disparity including James Hansen, Citizens Climate Lobby, Senators Boxer and Sanders, and Senator Whitehouse and Representative Henry Waxman, and

WHEREAS, The Joint Committee on Telecommunications, Utilities, and Energy recently held a hearing on carbon pricing proposals, including S. 1747, An Act Combating Climate Change, and S. 1786, An Act to Protect our Environment and Reduce the Carbon Footprint of the Commonwealth, at which the testimony was strongly in favor of enacting a form of carbon pricing, and

WHEREAS George P. Schultz, who served four different Republican presidents, called for a carbon tax in a Wall Street Journal editorial on April 7, 2013, and

WHEREAS Greg Mankiw, Harvard economist, called for a carbon tax in a New York Times editorial on August 31, 2013, and

WHEREAS British Columbia implemented a carbon tax in 2008 and according to an Economist report the BC economy is as strong and arguably better than the rest of Canada.

WHEREAS On June 9, 2014, Citizens' Climate Lobby released a study from Regional Economic Models, Inc. (REMI) that examined the impact of a steadily-rising fee on carbon-based fuels with revenue from that fee returned to households in equal shares. With the fee starting at \$10 per ton of carbon dioxide and rising \$10 per ton each year, the major findings were:

- In 20 years, CO2 emissions would be reduced 50 percent below 1990 levels.
- Because of the economic stimulus of recycling carbon fee revenue back to households, in 20 years, 2.8 million jobs would be added to the American economy.
- Improved air quality would result in 230,000 premature deaths avoided over 20 years.

THEREFORE, BE IT RESOLVED that the Newton City Council strongly urges the Massachusetts Legislature to pass legislation that puts a gradually increasing fee on carbon in fossil fuels to: make individuals and corporations accountable for the costs of their actions when they choose to use fossil fuels; level the economic playing field between fossil fuels and conservation, efficiency, and renewable energy sources; and ignite a free-market based clean energy revolution.

BE IT FURTHER RESOLVED that the Chair of the Newton City Council shall send copies of this resolution to Governor Charlie Baker; State Treasurer Deborah B. Goldberg; Senator Stanley C. Rosenberg, Senate President; Representative Robert A. DeLeo, Speaker of the House; Senator Benjamin B. Downing, Chair of the Joint Committee on Telecommunications, Utilities, and Energy; State Representative Thomas A. Golden, Jr, House Chair of the Telecommunications, Utilities and Energy; Marc R. Pacheco, Senate Vice Chair of the Joint Committee on Telecommunications, Utilities, and Energy; Paul Brodeur, House Vice Chair of the Joint Committee on Telecommunications, Utilities, and Energy; and all members of the Joint Committee on Telecommunications, Utilities, and Energy: Senators Anne M. Gobi, Michael J. Rodrigues, Daniel A. Wolf, Ryan C. Fattman, and Representative Thomas M. Petrolati, Josh S. Cutler, John C. Velis, Daniel M. Donahue, Randy Hunt, Tackey Chan, Claire D. Cronin, Rady Mom, Leonard Mirra; and all Newton legislators: Senator Cynthia S. Creem, Representatives Ruth B. Balser, Kay Khan, John J. Lawn, Jr.; and Senators Elizabeth Warren and Edward Markey, and Representative Joseph P. Kennedy,

and to take any other action relative thereto.

RESOLUTION IN SUPPORT OF FOSSIL FUEL DIVESTMENT

WHEREAS the climate crisis is a serious threat to current and future generations here in the City of Newton and around the world; and

WHEREAS, on December 12, 2015, the United Nations Framework Convention on Climate Change (UNFCCC) at the Conference of the Parties (COP21) announced a world wide binding agreement reaffirming the goal of limiting global temperature increase well below 2 degrees Celsius, while urging efforts to limit the increase to 1.5 degrees Celsius; and

WHEREAS the Intergovernmental Panel on Climate Change (IPCC) Fifth Assessment Report found that global warming is already causing costly disruption of human and natural systems throughout the world including the melting of Arctic ice, the ocean's rise in acidity, flooding and drought; and

WHEREAS almost every government in the world has agreed through the 2009 Copenhagen Accord that any warming above a 2 degree C (3.6 degree F) rise would be unsafe, and that humans can only pour about 565 more gigatons of carbon dioxide into the atmosphere to maintain this limit; and

WHEREAS The Paris Agreement of 2015 emphasizes with serious concern that national contributions to reducing greenhouse gas emissions fall far short of capping global warming below 1.5 to 2 degrees centigrade, levels above which pose potentially irreversible threat to human societies; and

WHEREAS, for the purposes of this resolution, a "fossil fuel company" shall be defined as any of the two hundred publicly-traded companies with the largest coal, oil, and gas reserves as measured by the gigatons of carbon dioxide that would be emitted if those reserves were extracted and burned, as listed in the Carbon Tracker Initiative's "Unburnable Carbon" report; and

WHEREAS, in its "Unburnable Carbon" report, the Carbon Tracker Initiative found that fossil fuel companies possess proven fossil fuel reserves that would release approximately 2,795 gigatons of CO₂ if they are burned, which is FIVE TIMES the amount that can be released without exceeding 2 degrees C of warming; and

WHEREAS the City of Newton has a responsibility to protect the lives and livelihoods of its inhabitants from the threat of climate change; and

WHEREAS the City of Newton believes that its investments should support a future where all citizens can live healthy lives without the negative impacts of a warming environment; and

WHEREAS students at more than two hundred colleges and universities in the United States have launched campaigns to have their institutions divest from fossil fuel companies; and

WHEREAS Barack Obama, the president of the United States, has called upon citizens to make climate change an urgent priority for action including investments in clean, renewable energy and divestment from dirty fossil fuels: and

WHEREAS, on November 7, 2015, President Barack Obama rejected the Keystone Pipeline, that would have moved the dirty tar sands oil through the United States; and

WHEREAS investments in fossil fuel companies could prove highly risky and volatile given that 80% of their proven reserves could become “stranded” and unusable assets if governments act to protect a habitable climate; and

WHEREAS divestment has proven to be an effective strategy for stigmatizing unethical industries and institutions throughout our state’s history, Massachusetts was the first state to divest from South Africa in 1982 and the first state to divest all state pension funds from tobacco companies in 1997; and

WHEREAS at least eleven other Massachusetts cities and towns, including Boston, Cambridge, Brookline, Somerville, Framingham, Sudbury, Concord, Amherst, Great Barrington, Lexington and Lowell have passed resolutions to divest from fossil fuels; and

WHEREAS a recent report by Aperio Group suggested that over the past ten years a carbon divest fund would have yielded higher returns than a non-divested portfolio; and

WHEREAS Senator Creem and Representatives Khan and Balsler support divestment of the state pension funds from fossil fuels;

WHEREAS the City of Newton’s retirement and retiree health assets are invested by Pension Reserves Investment Management (PRIM) in the Pension Reserve Investment Trust (PRIT); be it

THEREFORE resolved that the citizens of the City of Newton commit ourselves to meeting our individual and collective responsibility in the face of the increasing climate crisis by adopting energy efficiency and conservation practices, and

FURTHER resolved that the City Council endorses and supports state legislation requiring divestment of statewide retirement funds, including funds managed by PRIM and invested in PRIT, from fossil fuel companies as soon as practicable and in any event no more than five years, and immediately precluding any such investments in the future;

and that the Chair of the City Council send this Resolution to elected officials, including Governor Charlie Baker, State Treasurer Deborah B. Goldberg, State Senator Benjamin B. Downing, and State Representative William Smitty Pignatelli, Senator Stanley C. Rosenberg, Senate President; Representative Robert A. DeLeo, Speaker of the House; and all Newton legislators: Senator Cynthia S. Creem, Representatives Ruth B. Balsler, Kay Khan, John J. Lawn, Jr.; and Senators Elizabeth Warren and Edward Markey, and Representative Joseph P. Kennedy, and to take any other action relative thereto.