



Public Facilities Committee Agenda

City of Newton In City Council

Wednesday, February 7, 2018

7:30 PM - Note Late Start Time
Room 204

Items Scheduled for Discussion:

Referred to Public Facilities and Finance Committees

#128-18 Appropriate \$500,000 for snow and ice removal expenses
HER HONOR THE MAYOR requesting authorization to appropriate the sum of five hundred thousand dollars (\$500,000) from Free Cash to supplement the Department of Public Works' snow and ice operations budget.

Personnel Costs – Overtime
(0140110-513001).....\$150,000
Rental Vehicles
(0140110-5273-5273)\$350,000

Public Hearing

#50-18 5-58 for the Crescent Street Housing and Ford Playground Redevelopment Project
COUNCILOR GENTILE on behalf of the CRESCENT STREET WORKING GROUP redocketing the DESIGN REVIEW COMMITTEE petition, pursuant to 5-58, for schematic design and site plan approval at 70 Crescent Street for the creation of mixed-use housing, redevelopment of the Reverend Ford Playground and expand open space by at least 20,000 square feet in accordance with Board Order #384-11(4) dated November 16, 2015.

All other items before the Committee will be held without discussion.

Respectfully submitted,

Deborah Crossley, Chair

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.



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

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rfuller@newtonma.gov

January 22, 2018

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

RECEIVED
Newton City Clerk
2018 JAN 22 PM 5:34
David A. Olson, CMC
Newton, MA 02459

Ladies and Gentlemen:

I write to request that your Honorable Council docket for consideration a request to authorize the appropriation and expenditure of \$500,000 from June 30, 2018 Certified Free Cash to the following accounts:

Acct # 0140110-5273	Rental Vehicles (Contracted Plowing)	\$350,000
Acct # 0140110-513001	Regular Overtime	\$150,000

Thank you for your consideration of this matter.

Sincerely,

Ruthanne Fuller
Mayor

From: [Jack Cowell](#)
To: [Shawna Sullivan](#)
Cc: [James Mcgonagle](#)
Subject: Backup for \$500k Snow Docket - Finance Next Wednesday
Date: Thursday, February 01, 2018 3:18:35 PM
Attachments: [image001.png](#)

Hi Shawna,

Please be advised that these numbers are assuming the council passes the \$2,750,000 snow docket this Monday before Finance meets next Wednesday to discuss this item. So far we have had 32.1 inches of snow totaling in \$3,056,643.70 of expenses for an average cost of \$95,222.55 per inch.

Budgeted		Expenses		Balance
Total Personnel	\$ 1,108,300.00	Total Personnel Costs	\$ 680,459.79	\$ 427,840.21
Total Contractors	\$ 1,732,037.65	Total Contracted Costs	\$ 1,618,186.32	\$ 113,851.33
Salt	\$ 558,030.00	Salt	\$ 453,781.96	\$ 104,248.04
Equipment	\$ 369,923.85	Equipment Expenses	\$ 304,215.63	\$ 65,708.22
Total Snow Budget	\$ 3,768,291.50	Total Snow Costs	\$ 3,056,643.70	\$ 711,647.80

Thanks

Jack Cowell
Sr. Financial Analyst – City of Newton, MA
617-796-1082

Crescent Street (#50-18) Table of Contents

Real Property Reuse Board Order #384-11(4) (November 16, 2015)	1-2
Appropriation of \$100,000 CPA Funds (April 4, 2016)	3
Site Assessment Budget	4
Appropriation of \$298,500 for schematic design (March 6, 2017)	5
Design Review Committee Letter (November 1, 2017)	6-7
Planning Department Memorandum (October 13, 2017)	8-16
Public Facilities Committee Reports (04/19/17, 11/29/17, 12/06/17)	17-22
Plans	22-38
Budget, 10-year proforma, 20 year proforma (with elevator)	39-41
Budget, 10-year proforma, 20 year proforma (without elevator)	42-44
Site Plan Approval (5-58) Ordinance	45-46
Cost Reduction Opportunities	Pending
Eversource Easement Commitment	Pending

CITY OF NEWTON

IN 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.

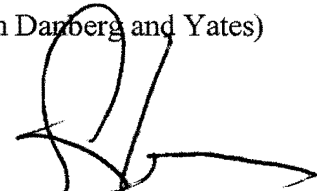
Under Suspension of Rules

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

CITY OF NEWTON

IN CITY COUNCIL


April 4, 2016

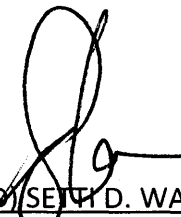
ORDERED:

That, in accordance with the recommendations of the Community Preservation Committee, through its Chairman James Robertson, and the City Council Programs & Services, Public Facilities, Land Use and the Finance Committees their respective Chairs John B. Rice, Deborah J. Crossley, Marc C Laredo, and Leonard J. Gentile, the sum of one hundred thousand dollars (\$100,000) be and is hereby appropriated from the Community Preservation Fund as shown below to be expended under the direction of the Public Buildings Department to for technical assessments of 70 Crescent Street as a sit for the Community Preservation Act eligible affordable housing and park uses as described in Board Order #384-11(4) and as detailed in the Community Preservation Committee's March 17, 2016 funding recommendation.

FROM:	CPA Fund Undesignated Fund Balance (21-3497)	\$100,000
TO:	Crescent ST Site Assessment (21C11501-5301)	\$50,000
	(21D11501-5301)	\$50,000

Under Suspension of Rules
Readings Waived and Approved
23 yeas 0 nays 1 absent (Councilor Harney)


(SGD) DAVID A. OLSON
City Clerk


(SGD) SETH D. WARREN
Mayor

Date 4/7/16

budget & actual amounts submitted by City of Newton, Public Buildings Dept.

Crescent Street Site Assessment(s)		Budget	Final Actual Costs
		from February 2016 proposal to CPC	9 December 2016 final report to CPC
Uses			
Phase 1 Environmental Study (Environmental Site Assessment)		\$15,000	completed in April 2014 with non-CPA funds
Phase 2 Environmental Study (if required)		\$40,000	\$22,863
Site Civil Survey		\$15,000	\$8,050
Geotechnical Survey		\$25,000	\$10,839
Contingency		\$5,000	--
Project management (bidding, contracting, oversight)		\$10,000	not tracked
	TOTAL USES	\$110,000	\$41,752
Sources			
CPA funding		\$100,000	all 2016 non-staff costs paid from CPA funds **
City General Fund Budget – Public Buildings Dept. (staff time for project mgmt)		\$10,000	all staff costs paid from Public Buildings operating budget
	TOTAL SOURCES	\$110,000	\$41,752

**** Note on CPA eligibility:** Based on the pre-proposal submitted to the CPC for this project in January 2016 , approximately 75% of the site, and 62% of anticipated total project costs, will be CPA-eligible: 4 affordable housing units (out of 8 total housing units), plus all costs for the community park. If the full project goes forward, the CPC asked that the Public Buildings Dept.'s final report document that non-CPA funds have been used for CPA-eligible costs in an amount equal to or greater than any CPA-ineligible site assessment costs -- specifically, for the share of the site used for market-rate housing -- that were initially paid from CPA funds.

CITY OF NEWTON

IN CITY COUNCIL


March 6, 2017

ORDERED:

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

FROM:	Overlay Surplus (01-3220)\$298,500
TO:	Crescent St. Housing & Feasibility (C1151701-5301)\$298,500

Under Suspension of Rules
Readings Waived and Approved
22 yeas 0 nays 1 recused (Councilor Leary) 1 absent (Councilor Sangiolo)


(SGD) DAVID A. OLSON
 City Clerk


(SGD) SETTI D. WARREN
 Mayor

Date: _____



Design Review Committee
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

Setti D. Warren
Mayor

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

1 November 2017

RE: Crescent Street Housing and Reverend Ford Playground Redevelopment Project

SUBJECT: Schematic Design and Site Plan Review

Honorable Council:

On Wednesday, 18 October 2017 the Design Review Committee met and reviewed the Schematic Design and proposed site plans dated 18 October 2017 as presented by Abacus Architects on behalf of the Public Buildings Department and for the above referenced project.

The City of Newton is proposing the design of a new 10,000 s.f. building consisting of no more than 8 units of housing, of which at least 4 units will be affordable. Additionally, the project will redevelop the existing Reverend Ford Playground, and expand the open space by at least 20,000 s.f.

The Design Review Committee determined that the schematic design and site plans are appropriate. The Committee believes that the proposed circulation and placement of building and associated site functions are a good solution to the physically constrained and tight site. The Committee voted unanimously to recommend that the project be presented for site plan approval, but they also felt strongly that the site could support more than 8 housing units, and recommended increasing the number of units to improve marketability and make more housing available in the City. In accordance with Section 5-58 of the Revised Ordinances, this letter is to petition the City Council on behalf of the Planning Department for Site Plan Approval. The DRC identified the following areas of design which should continue to be evaluated through the Design Development Phase.

- The design team should continue to take an integrated design approach to the building design through its envelope, floor to floor heights, ceiling heights and the height and extent of glass and glazing, methods of sun control, day lighting, mechanical systems, electrical lighting and sound control, all to reduce construction cost and promote efficient performance of the building.
- The design team should continue to strive to reduce the overall energy consumption, consistent with both its purpose and context. This should include further study and evaluation of onsite PV, and other methods of driving down our energy use intensity with a goal of net zero. This project should not utilize site based fossil fuel for heating and domestic hot water.

- In addition to the access from Robinhood Street from the west, the City should continue its efforts to improve site access, by working with Eversource and Myrtle Baptist Church to create safe accessible pedestrian routes to Reverend Ford Playground from the south and east. The project team should continue to work with the adjacent community to provide pedestrian access from Curve St.
- Support of the project goal to make each unit handicapped accessible, and recommend an elevator be included provided the budget will allow.

Sincerely,



Ellen Light, AIA, LEED AP BD+C



Peter J. Barrer
Design Review Committee, Co-Chairs

CC: Joshua R. Morse, Commissioner of Public Buildings
Dori Zaleznik, Chief Administrative Officer
Maureen Lemieux, Chief of Staff/CFO
Barney Heath, Planning Director



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

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Setti D. Warren
Mayor

Barney S. Heath
Director

INTER-OFFICE MEMORANDUM

DATE: October 13, 2017

TO: City Council

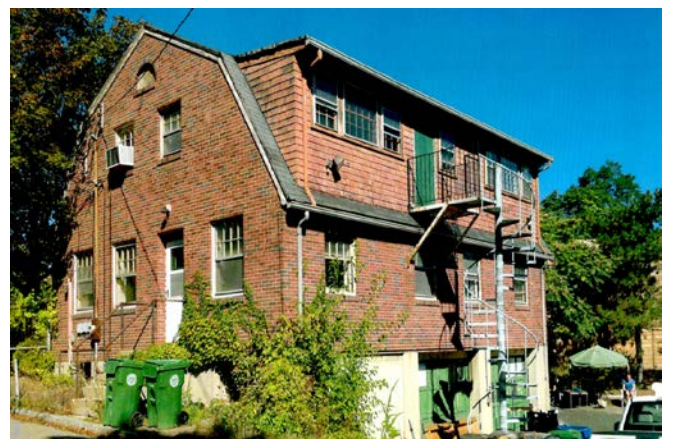
FROM: Barney B. Heath, Director of Planning and Development
Jennifer Caira, Chief, Current Planning
Katy Hax Holmes, Chief, Preservation Planning

SUBJECT: §5-58 of the City of Newton Ordinances, request for site plan approval to create the Crescent Street Housing and Reverend Ford Playground Redevelopment Project

CC: Alejandro Valcarce, Public Buildings Department
Design Review Committee
Ouida Young, Law Department

EXECUTIVE SUMMARY

The Planning and Development Department conducted a Section 5-58 review for the redevelopment of a parcel of land on Crescent Street into a mixed-use housing and park project. In accordance with the City of Newton Board Order #384-11(4) dated November 16, 2015, the site will be repurposed to improve and expand the Reverend Ford Playground and create a total of eight new housing units. This work has been proposed by the City in order to address the following two needs: passive recreation space in this Auburndale neighborhood, and more affordable housing units in the city. This project is the result of combined departmental efforts by Public Buildings, Planning and Development, and the Parks and Recreation Department. This is the City's first housing development.



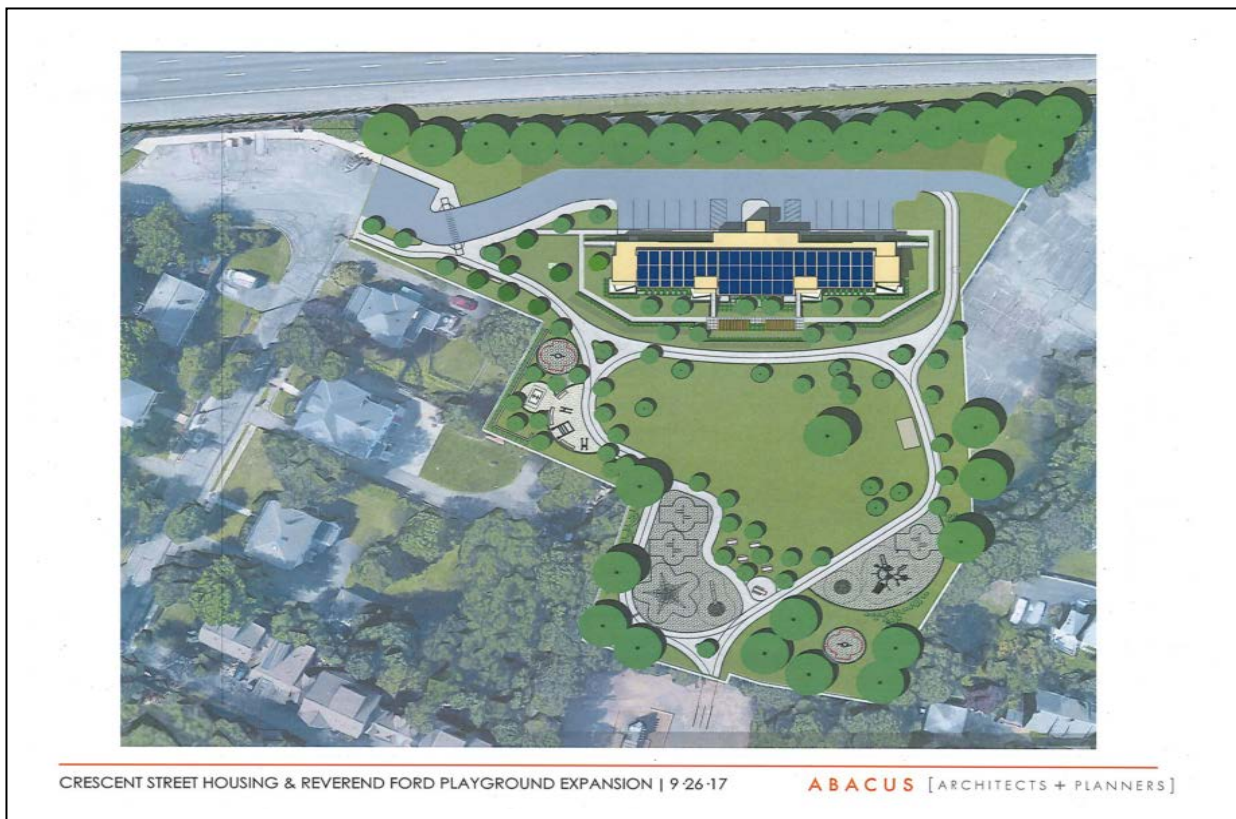
70 Crescent Street, Auburndale

A comprehensive analysis of this site was conducted. After input was solicited from the neighborhood, immediate abutters, Myrtle Baptist Church, the Design Review Committee and city staff, an option was selected that set aside 60,000 square feet of land for a single building containing eight residential units and associated parking, and preserved a large portion of the site as open space.

The designated option for housing on this site includes four two-bedroom apartments and four three-bedroom apartments to accommodate families on a site adjacent to a neighborhood park.

The Newton Historical Commission reviewed an application submitted by Public Buildings in time for a October 27, 2016 hearing to demolish the structures on the current site. By a unanimous vote, the Commission determined that the historic house and ancillary buildings on the site were Not Preferably Preserved. This decision was recorded in a Record of Action dated November 4, 2016.

The Planning Department agrees with the Public Buildings Department that the existing buildings and use of the site are not conducive to continued use by the City. Additionally, the Public Use zoning designation is suited to this site's reuse for affordable and market-rate housing and adjoining designated open space. The Planning Department also believes that the proposed new building is sensitively designed to emulate the massing, scale, and heights of the surrounding residential buildings, and will be enhanced by a historically appropriate pocket-park setting.



Proposed site plan

SITE PLAN APPROVAL PROCESS

Prior to the construction of any municipal building, Section 5-58 of the Newton City Code requires reviews of associated plans by the following:

- The Director of Planning and Development for consistency and compatibility with the *Newton Comprehensive Plan* and other applicable planning and analytical studies;
- The Design Review Committee for layout, construction, and relationship to surroundings;

- The Public Facilities Committee to provide a forum for public comments and discussion about proposed buildings and their locations, followed by City Council action.

Once the site plans are formally approved by these bodies, they become the schematic design upon which the final set of project plans and construction drawings are based. Significant changes to the schematic design or to the structural and programmatic plans of the new building must be resubmitted to the Design Review Committee and to the City Council. After the requirements of §5-58(a)(1) through (a)(6) have been satisfied, the City Council can appropriate funds for preparation of detailed construction drawings.

All work, including the interior utility work, will be addressed in one phase. Plans submitted by the Public Buildings Department were prepared by Abacus Architects and Planners dated September 26, 2017. These are the plans that have been reviewed by Planning Department staff.

I. PROPOSED SITE IMPROVEMENTS

The 98,088 square-foot parcel currently contains the former Parks and Recreation administrative offices and maintenance facility, and the Reverend Ford playground. Sixty-thousand square feet will be available for reuse as the new apartment building. The existing buildings will be removed in preparation for constructing a mixed-income apartment building and enlarging the adjacent Reverend Ford Playground.



Proposed new 8-unit apartment building

Vehicular access and parking for approximately 12 cars will be provided in off-street parking stalls located on the north side of the site in a parking lot. On-street parking spaces located on Robinhood Street will provide parking for the park. Vehicular circulation on the site will be limited to pedestrians south of the building and in the park, with emergency vehicle access provided on a widened path immediately to the south of the apartment building (see graphic on page 2). The

site will have vehicular access from Robinhood and Crescent Streets located on the west side of the parcel. Pedestrian access to the site will be from Crescent Street. It is hoped that pedestrian access may also be planned from the south via the Eversource property on Auburn Street.

II. TECHNICAL REVIEW OF SITE PLANS UNDER SECTION 5-58

1. Location and Existing Site Conditions

The Crescent Street site is located in Auburndale on a parcel bordered to the south by an Eversource electric substation; to the north by the Massachusetts Turnpike and fencing; to the west by residential properties on Crescent Street, and immediately to the east by property owned by Myrtle Baptist Church. The site is adjoined by Multi-Residence 1 zoning on the south, west and east sides, and by the Massachusetts Turnpike to the north. Properties that abut the parcel on the east side are listed on the National Register of Historic Places as part of the Myrtle Baptist Village Historic District (2007). The parcel consists of 98,088 square feet of land improved with the current park and former Parks and Recreation buildings.

This parcel is adjacent to the historically African–American village surrounding Myrtle Baptist Church, founded c. 1874. In 1963, approximately half of the original neighborhood was destroyed in preparation for the Massachusetts Turnpike project.

2. Proposed Improvements

New infrastructure systems are proposed for the new building and park. The apartment building will be two stories in height, with an asymmetrically gabled roof pitched toward the south. The south facing roof will be solar-ready, with asphalt shingles and aluminum gutters and downspouts. The roof will be vented on the north side, where clerestory windows will also be installed to allow light into the corridors. Operable casement vinyl windows will be symmetrically installed on the south facade. Stairwells will buttress the building on the east and west sides of the building and an elevator shaft will be installed at the center of the new complex near the lobby of the building. Mechanical equipment for the building will be housed in conjunction with this shaft. The four housing units with the highest square footage will be located at the west and east ends of both floors. Storage is planned beneath stairwells at the west, east and south sides of the building. Both cement-board and cedar shingles are under consideration for the sheathing.

All units will have south-facing balconies that overlook greenspace, with shrubs or hedges forming a physical barrier between lawn and the public park. Lawn adjacent to each unit will be provided for possible use as private garden space. Residential yards that back up to the proposed park space are, with few exceptions, fenced. There are no plans to install additional fencing around the proposed park space.

Handicap-van, and residential parking will be provided in a small dedicated parking lot immediately to the north of the new building. A narrow bio-swale/rain garden will line the highway fencing located just to the north of this parking area. Pathways installed in the dedicated park space are serpentine and follow the general boundary of the proposed park. Eight laps around the park pathway will equal one mile. Passive recreation features are intended for

daytime use only and will include benches, tables and shade trees. Playground equipment is planned for locations on the south and southeast sides of the park.

III. OTHER REVIEWS

- **Associate City Engineer.** The proposed work will not result in a net increase in the amount of impervious surface on the site, as the current Parks and Rec maintenance site is fully paved. Plans were reviewed by the Engineering Division and comments were provided, including that the rubber surfacing around the playground equipment could be considered pervious surface. All recommendations must be addressed prior to the issuance of any building permits.
- **City Traffic Engineer.** There will be parking provided on-site for residents. The Public Buildings Department should continue to work with the Traffic Engineer to manage vehicular circulation on-site should there be unanticipated effects on the neighborhood as the site reaches the projected capacity.
- **Fire Department.** A fire suppression system will be installed in the newly constructed building. The Public Buildings Department should continue to coordinate with the Assistant Fire Chief and Fire Prevention to meet all applicable safety codes. A paved path located to the south of the new building will be 10 feet wide in order to accommodate emergency vehicle access.
- **Conservation Commission.** A Phase I Environmental Site Assessment was completed on the site on April 10, 2014, which identified one underground fuel oil storage tank (UST) on site and two others that were removed in 1990. Resulting soil testing was conducted in the spring of 2016 and a Release Abatement Measure (RAM) Plan was developed. The site will be remediated in accordance with this plan.
- **Newton Historical Commission.** This house and an outbuilding first appeared on atlases and directories in 1948 as a brick gambrel Dutch Colonial house and outbuilding. The first owner of record was Richard White of his eponymous general contracting firm, and was listed in directories as owner through at least 1963. The City of Newton came into possession of this property in the late 1960s by eminent domain in preparation for construction of an interchange for the Massachusetts Turnpike. Occupied by the State Police until 1967 and then Turnpike Maintenance until 1969, the Parks and Recreation Department moved here from City Hall in 1970, making steady use of the garages and outbuildings on site. Additional land once associated with this property to the north side was taken by eminent domain when the Mass. Pike came through in the 1960s.

The current buildings were Not Preferably Preserved during a regularly scheduled hearing of the Newton Historical Commission (NHC) on October 27, 2016 due to the building's and site's loss of architectural integrity and historic context. The NHC decision was unanimous and is reported on a Record of Action dated November 7, 2016.

IV. CONSISTENCY WITH NEWTON COMPREHENSIVE PLAN AND OTHER PLANS/STUDIES

The *Newton Comprehensive Plan*, dated November 19, 2007, notes that Newton residents have made affordable housing and the creation of more open space strong social values and a community priority. By providing eight additional units of housing, the *Plan's* goal of

“maintaining access to Newton housing for a broad range of households” will be incrementally met (Section 3, Land Use, p.3-17). The Housing section of the *Plan* also states the City’s intention to accommodate a responsible share of the region’s overall housing need without overdevelopment (p.5-13). Lastly, the *Recreation and Open Space Plan Update: 2013-2019* cites the city’s ongoing need to preserve and add more pocket parks in the most densely developed parts of the city (Section 1, Plan Summary, p.1-2).

V. SITE PLAN REVIEW CRITERIA

In accordance with Section 5-58, the Design Review Committee has filed plans for Site Plan Approval. These are to be reviewed in accordance with the procedure outlined in Section 30-23 of the Revised Ordinances. The following is a review of the submitted plans against the relevant criteria established in Section 30-23.

A. Convenience and safety of vehicular and pedestrian movement within the site and in relation to the adjacent streets, properties or improvements

Short-term and handicap-van vehicular parking for residents will be available immediately to the north of the apartment building. Sidewalks and wayfinding signage throughout the site will enhance the safety of pedestrian circulation. The Planning Department believes that the on-site vehicular and pedestrian circulation plan as proposed will be a marked improvement over existing conditions and will accommodate the anticipated increase in the need for parking and walking.

Emergency vehicular access to the site will encircle the new apartment building. Access to the park will be provided along a widened path along the southern perimeter of the building.

New directional signage to the parking lot and handicap parking, and parking signs along the road are recommended. This parking arrangement will be in place after construction, since neither the housing units nor the park are projected to be in use for the duration of the project. Accommodations for bike parking will also be provided on-site.

An elevator will be installed at the center of the building near the central lobby of the building, and accessed by a ramp for residents and visitors. Four housing units will be located on each of the two floors.

With the exception of considerations that are needed for on-street parking for park patrons, the Planning Department has no concerns with the vehicular and pedestrian movement on site.

B. Adequacy of the methods for regulating surface water drainage

The overall impervious coverage on site will be the same or lessened (CHECK THIS). The Public Buildings Department will coordinate with the Engineering Division of the Department of Public Works to ensure that all surface water is adequately managed on-site.

C. Screening of parking areas and structures from adjoining premises. Location of parking between the street and existing or proposed structures shall be discouraged.

The parking configuration on-site will be improved by constructing new parking spaces immediately to the north of the new building, lessening the amount of impervious surface currently found on the site (???). Houses located on the western and southern perimeter of the site will be screened from parking areas by the proposed expanded park.

On-street parking will be visible on Robinhood Street. The new building will sit no closer than the current house to abutting residences, but the massing of the new building will be visible to residential properties on Crescent Street. The redesign of the site should not have any significant effect on abutting properties from a visual perspective and will likely improve the views from neighboring properties. The apartment building will be larger than any single current structures onsite, but will be designed to be architecturally complementary to the neighborhood and will be screened from the neighborhood by trees and plantings. Nevertheless, neighbors should be consulted as to their choices for screening plantings and/or fencing to ameliorate potential effects from the project where warranted.

Out of respect for the residential abutters, new lighting fixtures that are proposed for the perimeter of the new building should have shields to direct light onto the building site. No lights are planned for the park, as its use will be limited to daytime.

D. Avoidance of topographic changes; tree and soil removal shall be minimized.

The existing site is largely paved and is not anticipated to involve tree removal for the new apartment building. Parking spaces constructed to the north of the new housing building will be restricted to residential use by the building occupants. Any proposed site work will come under the Tree Preservation Ordinance requirements and should be monitored by the Director of Urban Forestry with respect to possible mitigation.

E. Consideration of site design including relationship to nearby structures.

The project site is located in a densely developed residential neighborhood in Auburndale. The scale and design of this project will be in keeping with the massing and scale of the existing building and park site, and portions of the project will be more contemporary than the existing configuration. The historic building on site will be removed as part of the project. Though over 50 years old, the building was determined not to be preferably preserved in accordance with the City's Demolition Delay ordinance. The architectural design of the proposed building is minimalist and modular in its presentation, with careful consideration paid to allowing as much natural light into each living unit as possible. The Planning Department believes that the proposed horizontal design emphasis successfully integrates onto the proposed park site, and lessens the overall effect of the larger building.

The Planning Department received conceptual elevations and material specifications, which are subject to change during the design process. Final specifications of materials, colors, and landscaping should be submitted to the Planning Department for review prior to issuance of a building permit only if substantive changes have been made to the originally approved schematic design.

VI. CONSTRUCTION MANAGEMENT

The contractor should submit a Construction Management Plan (“CMP”) to the Director of Planning and Development, the City Engineer, the City Traffic Engineer, and the Commissioner of Inspectional Services for review and approval before any construction activities related to this project are commenced on the site.

This plan should identify hours of construction, expected length of construction, location of proposed on-site contractor parking, and material storage and staging areas. This plan should also incorporate preferences and input from neighbors, and the telephone number for the contractor’s primary contact person. Copies of the final approved CMP should be submitted to the Executive Office and each of the Ward 3 Councilors.

VII. CONCLUSION AND RECOMMENDATIONS

The Director of Planning and Development has determined that the site plans for a new apartment building and expanded park are consistent with the *Newton Comprehensive Plan* and any other relevant plans and studies, including the site plan review criteria listed in Section 30-23. It appears that the Public Buildings Department, Planning and Development, Parks and Recreation, and Newton Community Development have given serious consideration to creating more affordable housing in Newton with adjoining open space, while respecting the immediate neighborhood of homes and Myrtle Baptist Church.

With that in mind, the Planning Department wishes to offer the following items for consideration:

- In accordance with City of Newton Board Order #384-11, the City shall continue to pursue acquisition of the adjacent Eversource property for additional expansion or access to the expanded Reverend Ford Park. The Planning Department recognizes the benefit of adding pedestrian access to the park from Austin Street.
- In accordance with City of Newton Board Order #384-11, the City shall also continue to work with Myrtle Baptist Church regarding providing additional parking, as well as additional egress and ingress to the church property. The Planning Department recognizes the Church community as an important contributor and neighbor to this project and looks forward to the congregation’s continued active involvement in this project.
- Newton was the first municipality to pass the Massachusetts Stretch Energy Code in 2009 and has several LEED-certified buildings, including Newton North High School. The Planning Department supports any measures to conserve energy and natural resources in the construction of the new apartment building.

If the Council, Executive Office and Department of Parks and Recreation choose to approve these plans, prior to applying for Building Permits the Public Buildings Department should submit:

- 1) The most current plans showing any alterations to proposed access to the site or landscaping to the Planning, Engineering, and Fire Departments;
- 2) Final material samples to the Planning Department, where warranted;
- 3) A construction management plan to the Planning, ISD and Engineering Departments and Ward 3 Councilors.

Attachment A: Engineering Memo, _____ 2017 (Attachment)

Attachment B: NHC Record of Action dated November 4, 2016 (Attachment)



Public Facilities Committee

Crescent Street Reports

Wednesday, April 19, 2017

Present: Councilors Crossley (Chair), Albright, Laredo, Lennon, Lappin, Brousal-Glaser, Gentile, Danberg

Note: The designer and Project Manager for the Crescent Street Housing and park expansion project have been selected. While there have been a couple of staff meetings, Public Buildings intends to solicit community input prior to any preliminary design. The intent of the first community meeting will be a review of the process to this point, Q&A and for the design team to hear design preferences. The architect for the project will have a sample portfolio for the public and the City is looking forward to work with the landscape architect, who has a good reputation.

Wednesday, November 29, 2017

Present: Councilors Crossley (Chair), Albright, Brousal-Glaser, Gentile, Danberg, Lappin

Also Present: Councilors, Yates, Ciccone, Hess-Mahan, Sangiolo, Leary, Blazar, Harney, Cote

Note: Chair of the Crescent Street Working Group Councilor Gentile provided updates to the Committee on the Crescent Street Project. He stated that the City has hired a Project Manager and architect. Both consultants went through the Designer Selection Process and have been working on the Working Group for several months. The project has gone through Design Review and was recommended for 5-58 Site Plan & Schematic Design approval. Councilor Gentile noted that the Working Group has followed the conditions as specified in the Board Order. The proposed project includes 8 new units. While some one bedroom units were initially considered, the current proposal includes four two-bedroom units and four three-bedroom units. While the Board Order required that four units were affordable, the working group has determined that one of each type of unit (2-bed/3-bed) will have a unit at 60% AMI, 80% AMI, 120% AMI (Workforce Housing) and one market rate unit. It has been confirmed that the four units between 60%-80% AMI will count on the City's Subsidized Housing Index. One unit would be built to be fully accessible/ADA compliant. The other seven units would be built as "adaptable" to enable accessibility, as necessary. A major change on the project is the inclusion of an elevator that will allow all units in the proposed development to be accessible and will meet "visitability" guidelines.

Councilor Gentile noted that Eversource has agreed to an easement through their abutting site from Auburn Street. The City is exploring an option for acquiring additional property on Curve or Prospect Street, but do not have plans as of yet. Myrtle Baptist Church would be given vehicular access to enable exiting their parking lot through a new gate. The proposal is to allow this egress on Sundays. The Working Group has started a discussion with the Myrtle Baptist with regard to an

agreement on when the gate can be accessed. Pedestrian access would remain open continuously from the church grounds.

Project Architect David Eisen from Abacus architects, highlighted details of the project (PowerPoint attached). He demonstrated the location of the site, between Myrtle Baptist Church, the Massachusetts turnpike and an Eversource property. Mr. Eisen noted that priorities of the working group have included accessibility, affordability and sustainability. They have worked with the community and have gone through several design iterations. The circuit-style walkways to and within the park and playground is to encourage visitors to enter the site from Crescent Street, through Myrtle Baptist parking lot and through the Eversource site, if possible.

The two playground areas would be built with rubberized surfaces and contain a variety of playground equipment. The driveway off of Crescent Street is to be used primarily by residents. Mr. Eisen noted that photovoltaic panels are planned but would be installed under a separate power purchase agreement. In order to minimize the necessity of concrete storm water management systems, the proposed design includes the installation of rain gardens and/or bioswales throughout the site. Each of the eight units at the site will have large, south facing windows in order to take full advantage of the sunlight, with minimal north facing windows to abate the noise and particulate impact from the Mass Pike. A Committee member suggested adding more north facing windows for daylighting and Mr. Eisen confirmed that in order to shield the residents from the acoustics of the Pike, south facing windows are preferred. Mr. Eisen noted that each unit will have a terrace and/or dedicated garden area and egress to grade level. The attached presentation includes images of the proposed interiors and exteriors.

Comments and Questions

How to address the disconnect in neighborhood context

Mr. Eisen stated that the design has incorporated porches and dormers to visually reflect the design of the neighborhood. The design must be kept simple in order to allow installation of the photovoltaics. Mr. Eisen noted that the materials used and trim details will help establish a connection with the neighborhood. With regard to the physical disconnect from the neighborhood, Mr. Eisen agreed that the landscape architect can investigate additional opportunities for better connectivity: larger walkways, etc.

Where can you park to access the site?

It was confirmed that there is public parking on Crescent Street and Robin Hood. There are approximately 15 available spaces that will remain. A Committee member suggested that the parking space should be beautified to make it more aesthetically pleasing. Committee members were in agreement that the park must be utilized by all City residents, in order to justify use of CPA and public funds.

Church Parking lot Pathway

It was stated that the Board Order requires that the City work with the Myrtle Baptist church representatives to provide better access. Myrtle Baptist is looking for a second way to enter/exit the property during high peak times. Use of the gate will provide driving access to Crescent Street during high traffic times (i.e. service times).

Cost

Councilor Gentile provided the attached pro forma and cost estimates for the proposal, updated on November 27, 2017. The revised budget will be submitted to the CPC for full review by December 11, 2017 for their January meeting. As shown, the total cost for the project is estimated to be \$6,340,720, comprising \$4,720,798 for the housing component and \$1,619,922 for the park. \$262,999 was already approved by the Council for design of the project and is included in the total project cost. It is estimated that the CPA will allocate \$2,900,000 for the project; \$1,600,000 for the housing and \$1,300,000 for the park. The City would bond \$2,200,000 for twenty or thirty years. The pro forma shows that income will cover the debt service, after the project is constructed and rented. Current cost estimates require \$1.2 million dollars that do not have a funding source identified.

Committee members expressed concerns related to finances and long term feasibility of the project. Although a revised construction estimate recently reduced the cost of the housing component by nearly \$500,000. Ms. Lemieux stated that at this stage of the project, cost estimates are conservative. It was noted that the intent is to reduce expenditures for the park to the \$1.3 million grant, and that some items included in the project budget (i.e. sewer and storm water main improvements) should not be included. Councilor Gentile noted that reasons for the budget increase include the addition of the proposed elevator (\$470,000), the increase in square footage resulting from the change from one bedroom units to two and three bedroom units and a decrease in expected funds from the CPA.

Committee members questioned whether the City should continue as the property developer or consider alternate options. It was noted that because the City is developing the property, the project is not eligible for grant money, such as the state's work force housing subsidy. Additionally, Committee members questioned whether an additional four units might help reduce the cost per unit (currently 590,000). It was reiterated that the Working Group has been following the Board Order specifications and could not consider additional units.

The Public Hearing was Opened.

Public Comment

Melissa Wiley, 24 Sharon Avenue, noted that the neighborhood is increasingly becoming denser. She noted that side lots and backyards are getting filled in and there is very limited open space. Ms. Wiley is supportive of the project and noted that the neighborhood needs the park space for children and for the elderly population.

Paul Alexander, Trustee Board Chair, Myrtle Baptist Church, was pleased that the gate was included in the design. He noted that the easement has already been granted on the walkway from Myrtle Village. He stated that the church would like another 20 parking spaces to be located on the site. Mr. Alexander noted that the history of the neighborhood, including homes lost when the state took the land for the pike, should be incorporated in the park.

Marcia Johnson, 39 Bemis Street, is in agreement that budgetary estimates were not available at the time the Board Order was drafted. She urged Committee members to revisit the option of adding additional affordable units. She also questioned the connection to the neighborhood by design.

Fran Godine, 19 Crofton Road, noted that the City is not a developer. She does not believe that the risk should be taken now when it has never been done before and questioned where the funds for the state of the art playground will come from. Ms. Godine believes that as much housing as possible should be put back at the site.

Grace Houston, Mt. Vernon Street, questioned who has control over the gate and noted concern about possible vehicle/pedestrian accidents in the church parking lot.

Howard Haywood, noted that the gate will result in lost parking spaces and agrees that the City should give the Church additional space for parking. He noted that the only access to the park now is through the church. Mr. Haywood has concerns about liability related to cars driving through the Crescent Street drive. He stated that the church will require more through access than just on Sunday. Mr. Haywood emphasized the importance of memorializing and respecting the memory of the 37 homes lost due to the construction of the turnpike, in part by building more affordable housing.

Josephine McNeil, believes that the City must address all levels of affordability and noted that if the City is going to use public resources, they should be used for the neediest. Ms. McNeil noted that if units are to be added, they should be added for people at 50% AMI and questioned whether market rate is appropriate for this situation.

Julia Malakie, 50 Murray Road, appreciates the design of the site and inclusion of solar. Ms. Malakie is not supportive of adding additional units beyond the eight and does not believe it is appropriate. She noted that there are gates that could slide open and eliminating the reduction in parking for the church.

Elaine Rush Arruda, 1921 Commonwealth Ave, member of the Crescent Street Working Group, noted that the proposed project is the product of many meetings and hours of time. Ms. Rush Arruda believes it is important that the City retains ownership of the property and noted that most neighbors are happy with the project

Shule Aksan Kapanci, 98 Crescent Street, noted that the neighborhood needs open space and while the site could support additional units the compromise was made to provide open space. She does not believe a third story will fit into the context with the neighborhood.

ADA Coordinator Jini Fairley, noted that the elevator is not just for people with mobility issues. She stated that the elevator will be used to service the elderly, people with baby strollers and people carrying groceries. Ms. Fairley printed the attached quotes from the housing strategy and emphasized the fact that the City has committed to encouraging elevator served buildings. She questioned how the City can impose expectations for developers if they are not willing to follow them. She noted that there is a great need for accessibility and urged Committee members to maintain the proposed project with the elevator.

The Chair voiced agreement with Jini, noting that in an ideal situation, the City would be able to provide housing for people with varied needs, but emphasized that it ultimately becomes a question of resources. For example, should limited City resources be used to add more affordability versus 100% accessibility? Some Committee members were in agreement that policy questions remain relative to the appropriateness of the City developing the site combined with the cost of the project, and whether the general fund should be used to help subsidize affordable housing. The Chair noted that while the Board Order does not allow for flexibility to develop more units, this may not be the right project for the site. With a motion from Councilor Brousal-Glaser to hold the item, Committee members voted unanimously in favor.

Wednesday, December 6, 2017

Note: At the November 29, 2017, When the Public Hearing was opened on the Crescent Street project for the 5-58 site plan and schematic design review, Committee members expressed concern about the Crescent Street project programming relative to the cost of the proposal and impact on City funds. Councilor Gentile provided the two updated versions of the budget and pro forma (attached); one including the elevator and one without the elevator. He noted that there have been three areas of cost reduction since November 29. These include reducing the square footage (-\$200,000), capping the park costs at \$1.3 million and re-allocating the expense of the site utilities (-\$360,000) to department budgets like water, sewer and removing of the elevator (-\$470,000). The new total cost of the project is estimated to be \$5,504,511 (\$4,698,206 for the residential component and \$1,299,805 for the park). Councilor Gentile emphasized that while it is expected that the City will bond \$2.2 million dollars for the residential portion of the project, the rental income generated will cover the debt service. He noted that the bond will not cost taxpayers money on an annual basis (once the project is fully occupied).

However, for the residential component of the project, there remains \$604,706 deficit that does not yet have a funding source. Councilor Gentile noted that funding the park and project utilizing

\$604,706 still is a benefit to residents. A Committee member questioned whether the rental income will include sufficient funds to operate and maintain the property long term. It was questioned whether proposed capital reserves are sufficient for long term replacement costs. Councilor Gentile stated that the affordable housing consultants (City Point partnering with Ciccola Group) generated the numbers for the capital reserves and noted that they have significant expertise in the development of affordable housing. A Committee member suggested that evaluating the option to include affordable units at AMI below 60% should be considered, knowing that it will impact the budget for the project. It was noted that a third level of units, as discussed on November 29, is not allowed under the current Board, and would require a request from the Mayor. It was noted that a third level of units would be above the wall abutting the Mass Pike.

The Chair noted that while state and federal housing funds may not be available if the City proceeds as the developer, there may be grant money available for specific line items (HVAC), such as from the Mass CEC, which and ought to be pursued. Councilor Gentile confirmed that the working group is continuing to evaluate options for additional funding sources in addition to reviewing and reducing the cost.

Committee members discussed whether City staff time should be included as a line item in the budget. It was noted that while staff time is not generally accounted for as a specific budgetary line item, it is time that cannot be used elsewhere. Committee members were in agreement that as the City learns from the development of the site, appropriate use of resources (staff time, money) should be carefully considered. It was noted that while inclusion of the elevator would be beneficial for visitors to the site, it might not be practical for a two-story, eight unit building. Councilor Gentile confirmed that the elevator remains a part of the discussion at this stage and reiterated that the working group will continue to make the project more affordable but noted that design cannot move forward without site plan approval.

Respectfully submitted,

Deborah J. Crossley, Chair







Sitting on the Porch (Swings)



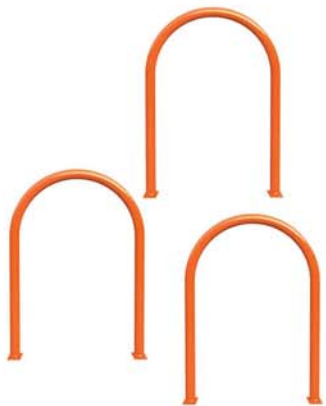
Orientation Map at the entrance



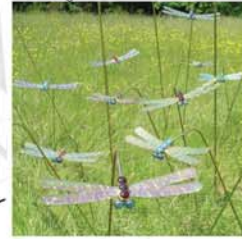
"Riding Bikes through the Neighborhood"
Bike and Walking Loop



"Feasting at the Sunday School"
picnic tables



"Going through the Goosehole - Where is the Goosehole?"
installed around the site



"Catching Nightcrawlers and Fireflies"
art piece



"Climbing fences and Snatching Fruit"
Crab-Apple Entry Grove



"Story of the Neighborhood in Maps"
"Making Brooms at Reverend Ford's factory"
"Jukebox memories at the Performance Stage"

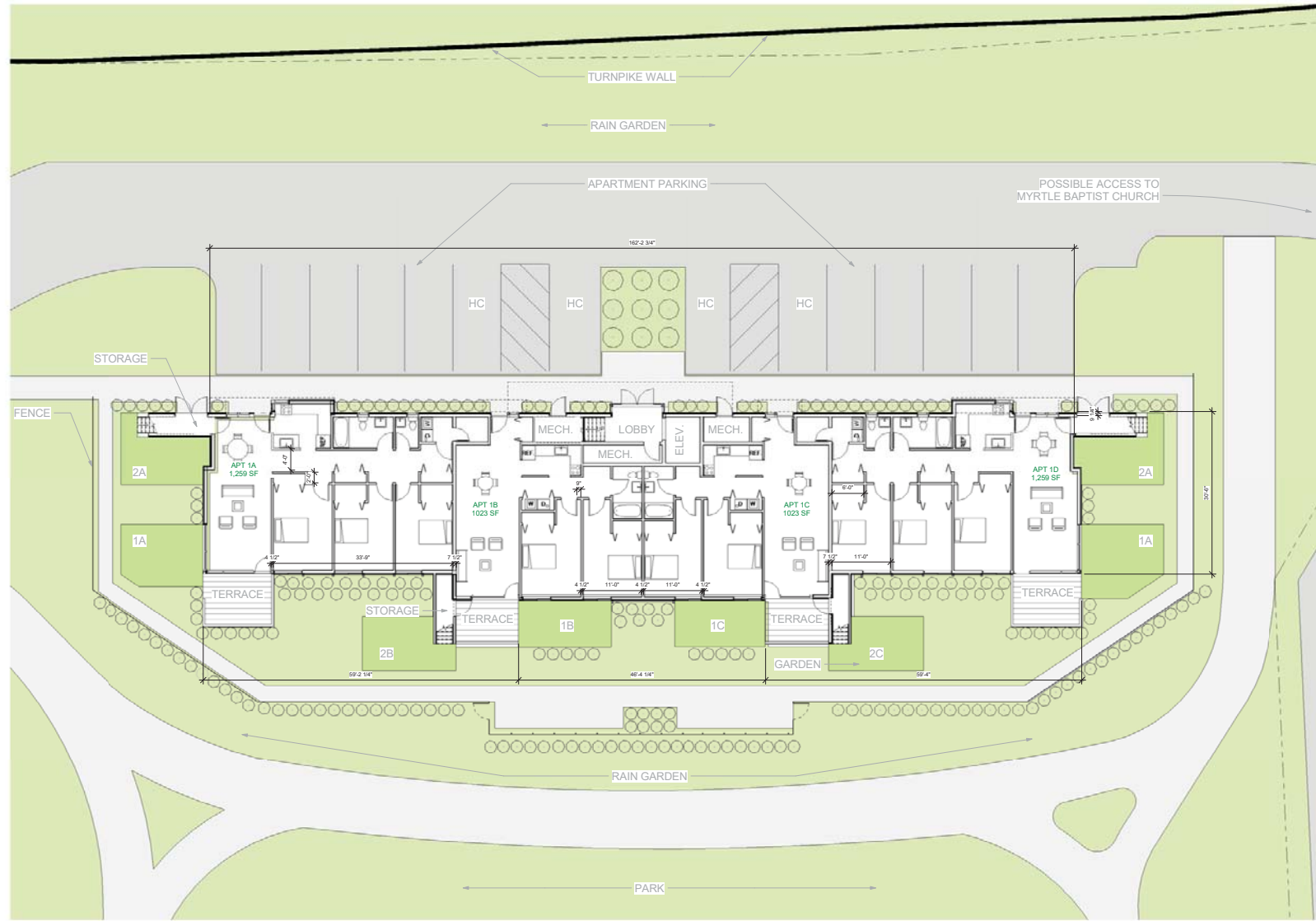


"Playing in Cheesecake Brook"



Quotes and/or Memories
in granite along or within
the loop path

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FIRST FLOOR PLAN
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 NEWTON, MASSACHUSETTS 02459
 TEL: 617.552.1000
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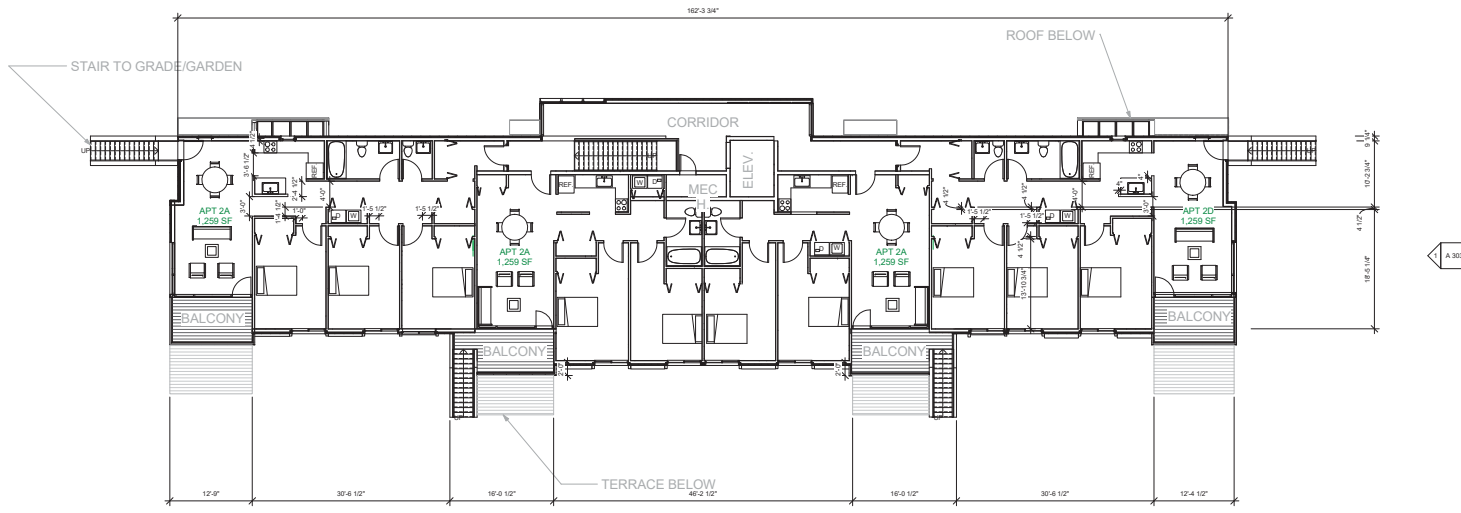
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CITY OF NEWTON
 CRESCENT ST HOUSING

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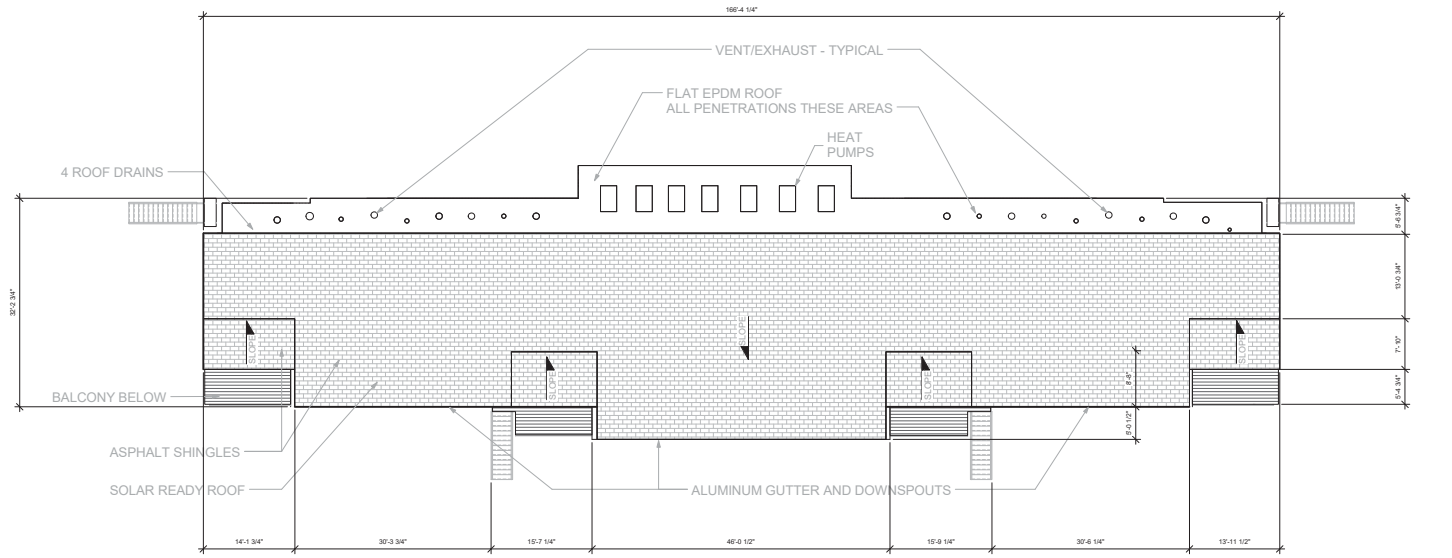
ANACUS ARCHITECTS + PLANNERS
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 NEWTON, MASSACHUSETTS 02459
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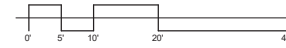
CITY OF NEWTON
 CRESCENT ST HOUSING

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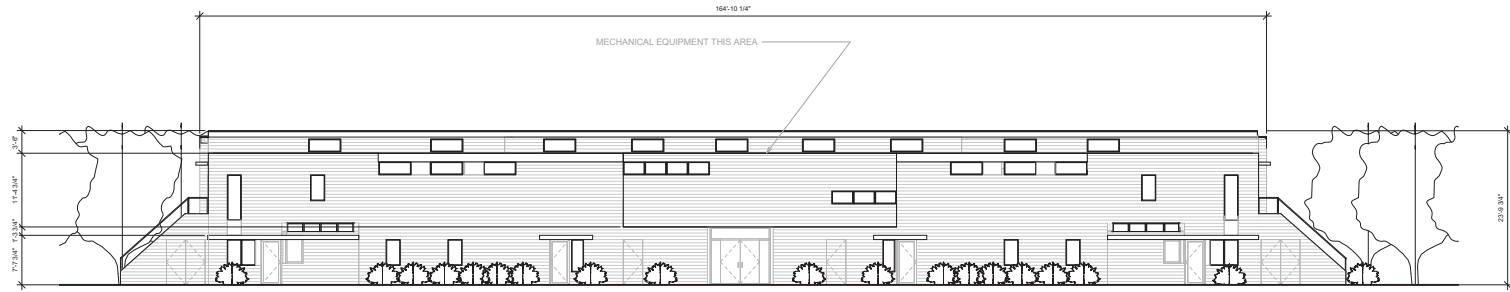
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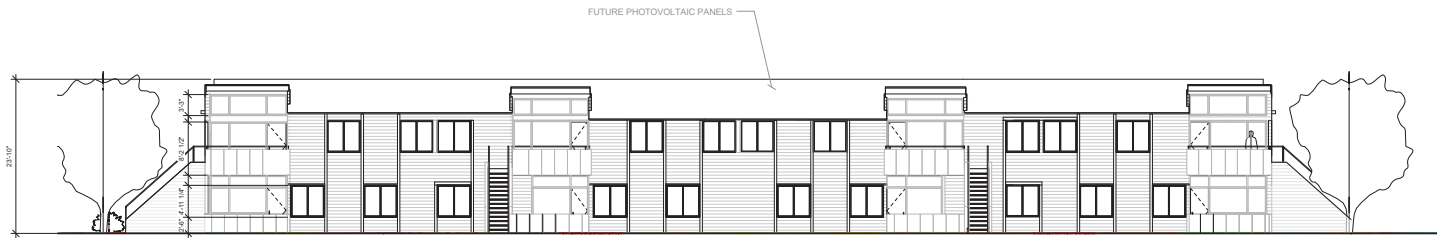
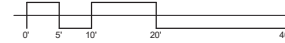
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CITY OF NEWTON
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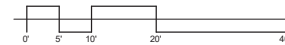
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NORTH ELEVATION
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SOUTH ELEVATION
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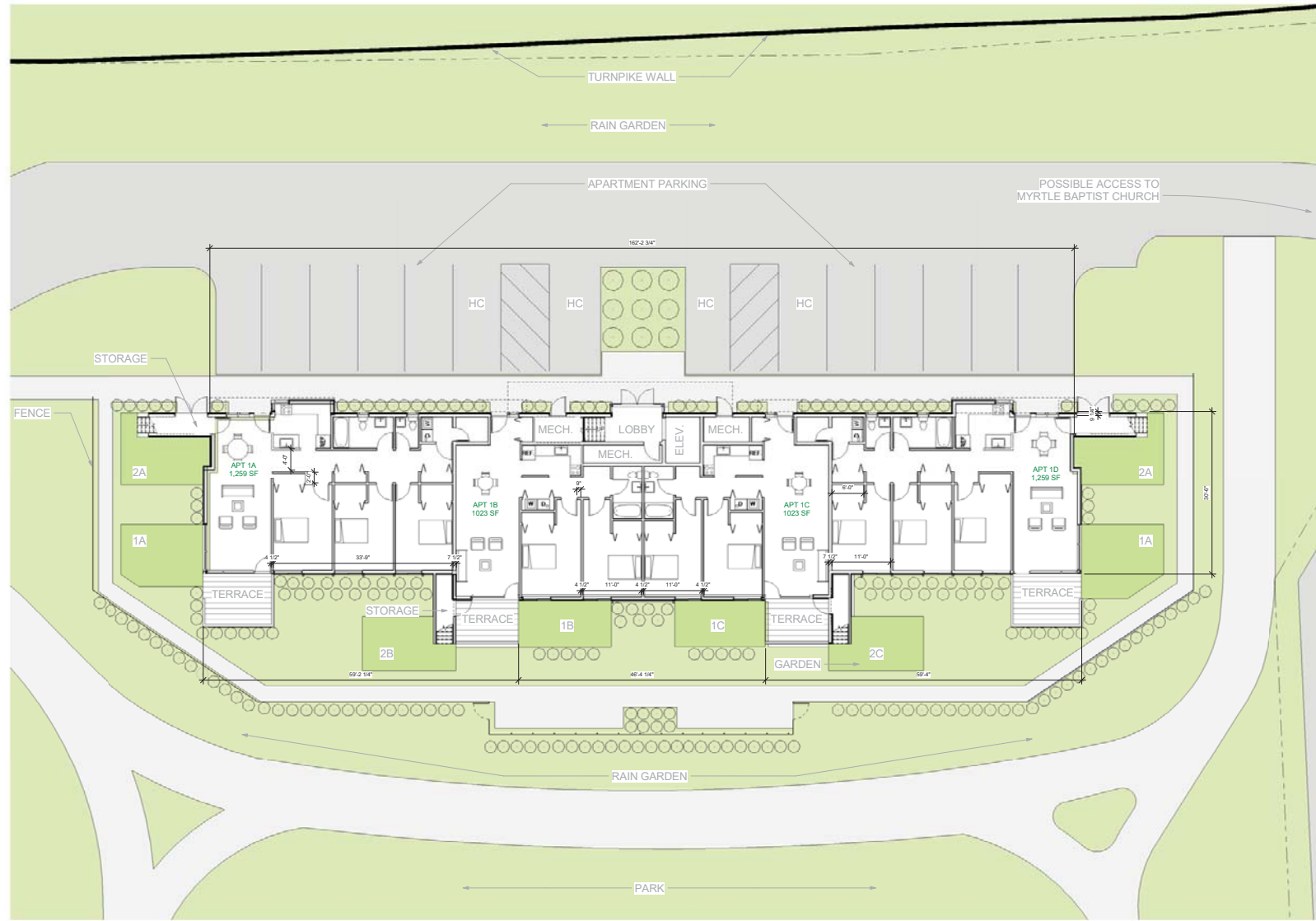
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SUB-CATEGORY
NORTH & SOUTH ELEVATIONS
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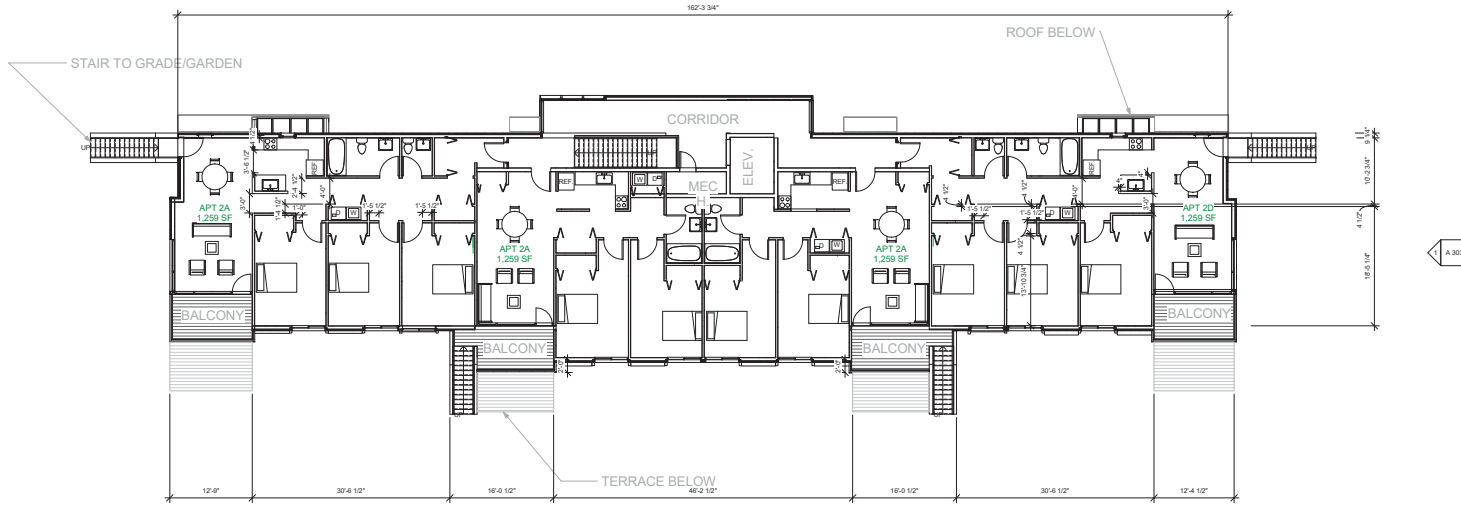
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CITY OF NEWTON
 CRESCENT ST HOUSING

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SECOND FLOOR PLAN
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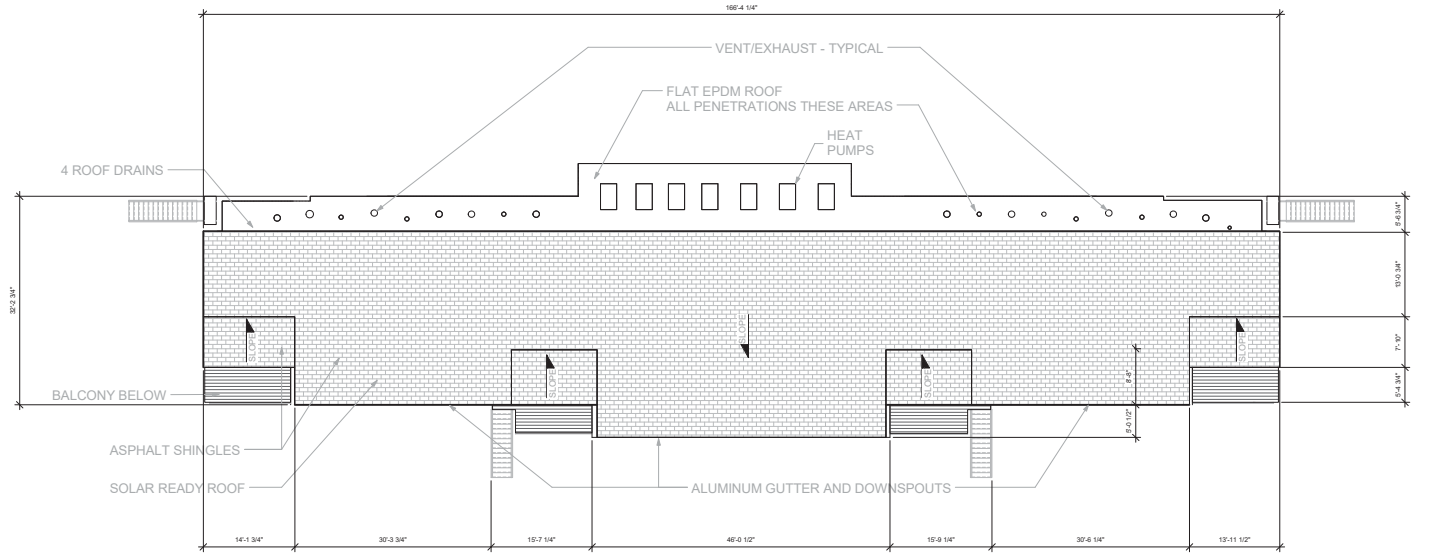
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CITY OF NEWTON
 CRESCENT ST HOUSING

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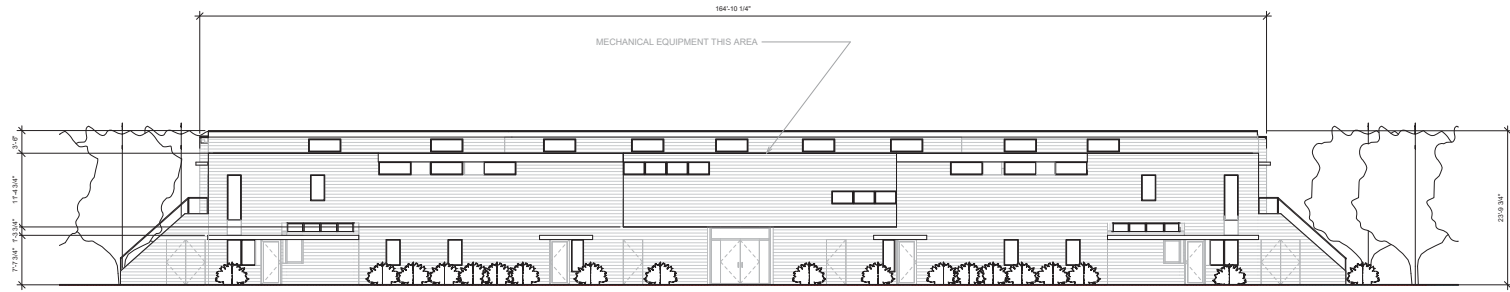
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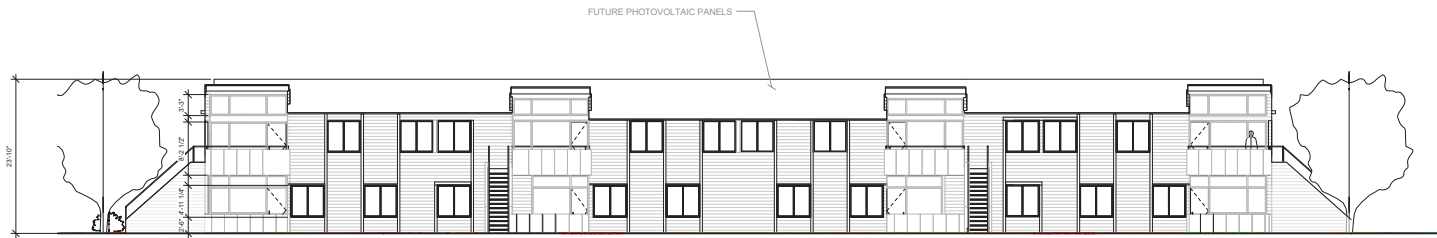
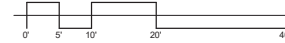
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CITY OF NEWTON
CRESCENT ST HOUSING

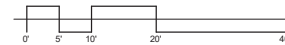
Roof Plan
A 103



NORTH ELEVATION
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SOUTH ELEVATION
1/8" = 1'-0"



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CITY OF NEWTON
CRESCENT ST HOUSING

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SUB-CATEGORY
NORTH & SOUTH ELEVATIONS
A 301









**CRESCENT STREET HOUSING AND
REVEREND FORD PLAYGROUND EXPANSION
PROJECT DEVELOPMENT BUDGET WITH ELEVATOR**



USES				
Description	Housing	Park	Total	Other
HARD COSTS				
Direct Construction				
Housing/Housing Site Total	\$ 3,618,310	\$ -	\$ 3,618,310	\$ -
Appliances	\$ 50,230	\$ -	\$ 50,230	\$ -
Park Total	\$ -	\$ 888,497	\$ 888,497	\$ -
Utilities	\$ 221,186	\$ 139,316	\$ 360,502	\$ -
Earthwork by others	\$ -	\$ -	\$ -	\$ 132,380
Direct Construction Total	\$ 3,889,726	\$ 1,027,813	\$ 4,917,539	\$ 132,380
Existing Building Demolition	\$ -	\$ -	\$ -	\$ 92,000
Hazmat Abatement	\$ -	\$ -	\$ -	\$ 132,000
General Conditions, O&P, P&P Bond, BRI	\$ -	\$ -	(Incl.)	\$ -
Escalation	\$ -	\$ -	(Incl.)	\$ -
Construction Contingency @ 5%	\$ 194,486	\$ 56,838	\$ 251,324	\$ 6,619
Hard Costs Total	\$ 4,084,212	\$ 1,084,651	\$ 5,168,863	\$ 362,999
SOFT COSTS				
OPM				
OPM & Housing Consultant	\$ 174,846	\$ 59,847	\$ 234,693	\$ -
Design & Engineering				
Architectural and Engineering fees	\$ 336,740	\$ 115,260	\$ 452,000	\$ -
Additional Consultants (HERS)	\$ 10,850	\$ -	\$ 10,850	\$ -
Professional Services				
Hazmat	\$ 11,432	\$ 11,432	\$ 22,863	\$ 18,000
Survey (Additional)	\$ 7,750	\$ 4,025	\$ 11,775	\$ -
Materials Testing	\$ 14,900	\$ 5,100	\$ 20,000	\$ -
Geotechnical	\$ 9,145	\$ 6,695	\$ 15,840	\$ -
Fixtures, Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -
Furnishings & Playground Equipment				
Project Related Expenses				
Utility Back Charges	\$ 7,450	\$ 2,550	\$ 10,000	\$ -
Admin & Printing Cost	\$ 15,000	\$ -	\$ 15,000	\$ -
City Staff Time	\$ -	\$ -	\$ -	\$ 202,500
Non GC Construction Work	\$ 10,000	\$ -	\$ 10,000	\$ -
Marketing/Initial Rent-up	\$ 5,000	\$ -	\$ 5,000	\$ -
Affordable Monitoring	\$ 2,520	\$ -	\$ 2,520	\$ -
Soft Cost Contingency				
Soft Cost Contingency	\$ 30,282	\$ 10,245	\$ 40,527	\$ -
Soft Costs Total	\$ 635,914.64	\$ 215,154.15	\$ 851,068.49	\$ 220,500.00
Total Project Budget	\$4,720,127	\$1,299,805	\$6,019,932	\$583,499
Cost Per Unit	\$590,016			
FUNDING SOURCES				
Description	Housing	Park	Total	Other
CPA *	\$ 1,635,000	\$ 1,300,000	\$ 2,935,000	\$ -
Work by Others	\$ -	\$ -	\$ -	\$ 380,999
City Staff Time	\$ -	\$ -	\$ -	\$ 202,500
Bond	\$ 2,200,000	\$ -	\$ 2,200,000	\$ -
Cash	\$ 885,127	\$ (195)	\$ 884,932	\$ -
Total	\$ 4,720,127	\$ 1,299,805	\$ 6,019,932	\$ 583,499

Notes and Assumptions:

* CPA Funding includes \$260,000 appropriated for feasibility and design and \$100,000 for site assessment

City Funding includes \$298,500 appropriated for feasibility and design and \$100,000 for site cleanup

CRESCENT STREET DEVELOPMENT
OPERATING PROFORMA WITH ELEVATOR
DECEMBER 5, 2017
NEWTON, MA

	Year 1 - Untrended	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Operating Income (Trending 2%)										
Apartment Rental Income	\$ 202,344	\$ 206,390.88	\$ 210,518.70	\$ 214,729.07	\$ 219,023.65	\$ 223,404.13	\$ 227,872.21	\$ 232,429.65	\$ 237,078.25	\$ 241,819.81
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income	\$ 202,344	\$ 206,391	\$ 210,519	\$ 214,729	\$ 219,024	\$ 223,404	\$ 227,872	\$ 232,430	\$ 237,078	\$ 241,820
Less Unit Vacancy (5%)	\$ (10,117)	\$ (10,320)	\$ (10,526)	\$ (10,736)	\$ (10,951)	\$ (11,170)	\$ (11,394)	\$ (11,621)	\$ (11,854)	\$ (12,091)
Effective Gross Income	\$ 192,227	\$ 196,071	\$ 199,993	\$ 203,993	\$ 208,072	\$ 212,234	\$ 216,479	\$ 220,808	\$ 225,224	\$ 229,729
Operating Expenses (Trending 3%)										
Management Fee/Administration	\$ 24,463	\$ 25,196	\$ 25,952	\$ 26,731	\$ 27,533	\$ 28,359	\$ 29,210	\$ 30,086	\$ 30,988	\$ 31,918
Maintenance	\$ 21,812	\$ 22,466	\$ 23,140	\$ 23,834	\$ 24,550	\$ 25,286	\$ 26,045	\$ 26,826	\$ 27,631	\$ 28,460
Utilities (CA)	\$ 7,853	\$ 8,088	\$ 8,331	\$ 8,581	\$ 8,838	\$ 9,104	\$ 9,377	\$ 9,658	\$ 9,948	\$ 10,246
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Resident Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 3,607	\$ 3,715	\$ 3,826	\$ 3,941	\$ 4,060	\$ 4,181	\$ 4,307	\$ 4,436	\$ 4,569	\$ 4,706
Monitoring Fee	\$ 1,600	\$ 1,648	\$ 1,697	\$ 1,748	\$ 1,801	\$ 1,855	\$ 1,910	\$ 1,968	\$ 2,027	\$ 2,088
Capital Reserves	\$ 2,400	\$ 2,472	\$ 2,546	\$ 2,623	\$ 2,701	\$ 2,782	\$ 2,866	\$ 2,952	\$ 3,040	\$ 3,131
Elevator	\$ 2,800	\$ 2,884	\$ 2,971	\$ 3,060	\$ 3,151	\$ 3,246	\$ 3,343	\$ 3,444	\$ 3,547	\$ 3,653
Total Operating Expenses	\$ 64,534	\$ 66,470	\$ 68,464	\$ 70,518	\$ 72,634	\$ 74,813	\$ 77,057	\$ 79,369	\$ 81,750	\$ 84,202
Net Operating Income	\$ 127,693	\$ 129,601	\$ 131,529	\$ 133,474	\$ 135,439	\$ 137,421	\$ 139,421	\$ 141,439	\$ 143,474	\$ 145,526
Debt Service (\$2,200,000 @3.75% for 30yrs)	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263
Net Cash Flow	\$ 5,430	\$ 7,338	\$ 9,266	\$ 11,211	\$ 13,176	\$ 15,158	\$ 17,158	\$ 19,176	\$ 21,211	\$ 23,263

Unit Mix Summary							
4-Two Bed, 4-Three Bed							
Floor 1							
Unit Type			# of Units	AMI	Average NRA	Monthly Total	Annual Total
2 bed, 1 bath			1	80%	1,000	\$ 1,514	\$ 18,165
2 bed, 1 bath			1	MR	1,000	\$ 2,844	\$ 34,128
3 bed, 1.5 bath			1	60%	1,250	\$ 1,217	\$ 14,604
3 bed, 1.5 bath			1	120%	1,250	\$ 2,768	\$ 33,216
			4		1,033		\$ 100,113
Floor 2							
Unit Type			# of Units	AMI	Average NRA	Monthly Total	Annual Total
2 bed, 1 bath			1	120%	1,000	\$ 2,548	\$ 30,576
2 bed, 1 bath			1	60%	1,000	\$ 1,152	\$ 13,818
3 bed, 1.5 bath			1	80%	1,250	\$ 1,620	\$ 19,437
3 bed, 1.5 bath			1	MR	1,250	\$ 3,200	\$ 38,400
			4		1,033		\$ 102,231
Total			8				\$ 202,344
Affordable Unit Rents Decreased by Newton Housing Authority Section 8 Utility Allowances							

**CRESCENT STREET DEVELOPMENT
OPERATING PROFORMA WITH ELEVATOR
DECEMBER 5, 2017
NEWTON, MA**

	Year 1 - Untrended	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	
Operating Income (Trending 2%)																					
Apartment Rental Income	\$ 202,344	\$ 206,391	\$ 210,519	\$ 214,729	\$ 219,024	\$ 223,404	\$ 227,872	\$ 232,430	\$ 237,078	\$ 241,820	\$ 246,656	\$ 251,589	\$ 256,621	\$ 261,754	\$ 266,989	\$ 272,328	\$ 277,775	\$ 283,330	\$ 288,997	\$ 294,777	
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Income	\$ 202,344	\$ 206,391	\$ 210,519	\$ 214,729	\$ 219,024	\$ 223,404	\$ 227,872	\$ 232,430	\$ 237,078	\$ 241,820	\$ 246,656	\$ 251,589	\$ 256,621	\$ 261,754	\$ 266,989	\$ 272,328	\$ 277,775	\$ 283,330	\$ 288,997	\$ 294,777	
Less Unit Vacancy (5%)	\$ (10,117)	\$ (10,320)	\$ (10,526)	\$ (10,736)	\$ (10,951)	\$ (11,170)	\$ (11,394)	\$ (11,621)	\$ (11,854)	\$ (12,091)	\$ (12,333)	\$ (12,579)	\$ (12,831)	\$ (13,088)	\$ (13,349)	\$ (13,616)	\$ (13,889)	\$ (14,167)	\$ (14,450)	\$ (14,739)	
Effective Gross Income	\$ 192,227	\$ 196,071	\$ 199,993	\$ 203,993	\$ 208,072	\$ 212,234	\$ 216,479	\$ 220,808	\$ 225,224	\$ 229,729	\$ 234,323	\$ 239,010	\$ 243,790	\$ 248,666	\$ 253,639	\$ 258,712	\$ 263,886	\$ 269,164	\$ 274,547	\$ 280,038	
Operating Expenses (Trending 3%)																					
Management Fee/Administration	\$ 24,463	\$ 25,196	\$ 25,952	\$ 26,731	\$ 27,533	\$ 28,359	\$ 29,210	\$ 30,086	\$ 30,988	\$ 31,918	\$ 32,876	\$ 33,862	\$ 34,878	\$ 35,924	\$ 37,002	\$ 38,112	\$ 39,255	\$ 40,433	\$ 41,646	\$ 42,895	
Maintenance	\$ 21,812	\$ 22,466	\$ 23,140	\$ 23,834	\$ 24,550	\$ 25,286	\$ 26,045	\$ 26,826	\$ 27,631	\$ 28,460	\$ 29,313	\$ 30,193	\$ 31,099	\$ 32,032	\$ 32,993	\$ 33,982	\$ 35,002	\$ 36,052	\$ 37,133	\$ 38,247	
Utilities (CA)	\$ 7,853	\$ 8,088	\$ 8,331	\$ 8,581	\$ 8,838	\$ 9,104	\$ 9,377	\$ 9,658	\$ 9,948	\$ 10,246	\$ 10,554	\$ 10,870	\$ 11,196	\$ 11,532	\$ 11,878	\$ 12,234	\$ 12,601	\$ 12,979	\$ 13,369	\$ 13,770	
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Resident Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Insurance	\$ 3,607	\$ 3,715	\$ 3,826	\$ 3,941	\$ 4,060	\$ 4,181	\$ 4,307	\$ 4,436	\$ 4,569	\$ 4,706	\$ 4,847	\$ 4,993	\$ 5,142	\$ 5,297	\$ 5,456	\$ 5,619	\$ 5,788	\$ 5,962	\$ 6,140	\$ 6,325	
Monitoring Fee	\$ 1,600	\$ 1,648	\$ 1,697	\$ 1,748	\$ 1,801	\$ 1,855	\$ 1,910	\$ 1,968	\$ 2,027	\$ 2,088	\$ 2,150	\$ 2,215	\$ 2,281	\$ 2,350	\$ 2,420	\$ 2,493	\$ 2,568	\$ 2,645	\$ 2,724	\$ 2,806	
Capital Reserves	\$ 2,400	\$ 2,472	\$ 2,546	\$ 2,623	\$ 2,701	\$ 2,782	\$ 2,866	\$ 2,952	\$ 3,040	\$ 3,131	\$ 3,225	\$ 3,322	\$ 3,422	\$ 3,524	\$ 3,630	\$ 3,739	\$ 3,851	\$ 3,967	\$ 4,086	\$ 4,208	
Elevator	\$ 2,800	\$ 2,884	\$ 2,971	\$ 3,060	\$ 3,151	\$ 3,246	\$ 3,343	\$ 3,444	\$ 3,547	\$ 3,653	\$ 3,763	\$ 3,876	\$ 3,992	\$ 4,112	\$ 4,235	\$ 4,362	\$ 4,493	\$ 4,628	\$ 4,767	\$ 4,910	
Total Operating Expenses	\$ 64,534	\$ 66,470	\$ 68,464	\$ 70,518	\$ 72,634	\$ 74,813	\$ 77,057	\$ 79,369	\$ 81,750	\$ 84,202	\$ 86,728	\$ 89,330	\$ 92,010	\$ 94,771	\$ 97,614	\$ 100,542	\$ 103,558	\$ 106,665	\$ 109,865	\$ 113,161	
Net Operating Income	\$ 127,693	\$ 129,601	\$ 131,529	\$ 133,474	\$ 135,439	\$ 137,421	\$ 139,421	\$ 141,439	\$ 143,474	\$ 145,526	\$ 147,595	\$ 149,680	\$ 151,780	\$ 153,895	\$ 156,026	\$ 158,170	\$ 160,328	\$ 162,499	\$ 164,682	\$ 166,877	
Debt Service (\$2,200,000 @3.75% for 30yrs)	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	
Net Cash Flow	\$ 5,430	\$ 7,338	\$ 9,266	\$ 11,211	\$ 13,176	\$ 15,158	\$ 17,158	\$ 19,176	\$ 21,211	\$ 23,263	\$ 25,332	\$ 27,417	\$ 29,517	\$ 31,632	\$ 33,763	\$ 35,907	\$ 38,065	\$ 40,236	\$ 42,419	\$ 44,614	

Unit Mix Summary						
4-Two Bed, 4-Three Bed						
Floor 1						
Unit Type		# of Units	AMI	Average NRA	Monthly Total	Annual Total
2 bed, 1 bath		1	80%	1,000	\$ 1,514	\$ 18,165
2 bed, 1 bath		1	MR	1,000	\$ 2,844	\$ 34,128
3 bed, 1.5 bath		1	60%	1,250	\$ 1,217	\$ 14,604
3 bed, 1.5 bath		1	120%	1,250	\$ 2,768	\$ 33,216
		4		1,033		\$ 100,113
Floor 2						
Unit Type		# of Units	AMI	Average NRA	Monthly Total	Annual Total
2 bed, 1 bath		1	120%	1,000	\$ 2,548	\$ 30,576
2 bed, 1 bath		1	60%	1,000	\$ 1,152	\$ 13,818
3 bed, 1.5 bath		1	80%	1,250	\$ 1,620	\$ 19,437
3 bed, 1.5 bath		1	MR	1,250	\$ 3,200	\$ 38,400
		4		1,033		\$ 102,231
Total		8				\$ 202,344
Affordable Unit Rents Decreased by Newton Housing Authority Section 8 Utility Allowances						

**CRESCENT STREET HOUSING AND
REVEREND FORD PLAYGROUND EXPANSION
PROJECT DEVELOPMENT BUDGET WITHOUT ELEVATOR**



USES						
Description	Housing	Park	Total	Other		
HARD COSTS						
Direct Construction						
Housing/Housing Site Total	\$ 3,148,310	\$ -	\$ 3,148,310	\$ -		
Appliances	\$ 50,230	\$ -	\$ 50,230	\$ -		
Park Total	\$ -	\$ 888,497	\$ 888,497	\$ -		
Utilities	\$ 221,186	\$ 139,316	\$ 360,502	\$ -		
Earthwork by others	\$ -	\$ -	\$ -	\$ 132,380		
Direct Construction Total	\$ 3,419,726	\$ 1,027,813	\$ 4,447,539	\$ 132,380		
Existing Building Demolition	\$ -	\$ -	\$ -	\$ 92,000		
Hazmat Abatement	\$ -	\$ -	\$ -	\$ 132,000		
General Conditions, O&P, P&P Bond, BRI	\$ -	\$ -	\$ -	(Incl.)		
Escalation	\$ -	\$ -	\$ -	(Incl.)		
Construction Contingency @ 5%	\$ 170,986	\$ 56,838	\$ 227,824	\$ 6,619		
Hard Costs Total	\$ 3,590,712	\$ 1,084,651	\$ 4,675,363	\$ 362,999		
SOFT COSTS						
OPM						
OPM & Housing Consultant	\$ 174,846	\$ 59,847	\$ 234,693	\$ -		
Design & Engineering						
Architectural and Engineering fees	\$ 336,740	\$ 115,260	\$ 452,000	\$ -		
Additional Consultants (HERS)	\$ 10,850	\$ -	\$ 10,850	\$ -		
Professional Services						
Hazmat	\$ 11,432	\$ 11,432	\$ 22,863	\$ 18,000		
Survey (Additional)	\$ 7,750	\$ 4,025	\$ 11,775	\$ -		
Materials Testing	\$ 14,900	\$ 5,100	\$ 20,000	\$ -		
Geotechnical	\$ 9,145	\$ 6,695	\$ 15,840	\$ -		
Fixtures, Furnishings & Equipment	\$ -	\$ -	\$ -	\$ -		
Furnishings & Playground Equipment	\$ -	\$ -	\$ -	\$ -		
Project Related Expenses						
Utility Back Charges	\$ 7,450	\$ 2,550	\$ 10,000	\$ -		
Admin & Printing Cost	\$ 15,000	\$ -	\$ 15,000	\$ -		
City Staff Time				\$ 202,500		
Non GC Construction Work	\$ 10,000	\$ -	\$ 10,000	\$ -		
Marketing/Initial Rent-up	\$ 5,000	\$ -	\$ 5,000	\$ -		
Affordable Monitoring	\$ 2,520	\$ -	\$ 2,520	\$ -		
Soft Cost Contingency						
Soft Cost Contingency	\$ 30,282	\$ 10,245	\$ 40,527	\$ -		
Soft Costs Total	\$ 635,914.64	\$ 215,154.15	\$ 851,068.49	\$ 220,500.00		
Total Project Budget	\$4,226,627	\$1,299,805	\$5,526,432	\$583,499		
Cost Per Unit	\$528,328					
FUNDING SOURCES						
Description	Housing	Park	Total	Other		
CPA *	\$ 1,400,000	\$ 1,300,000	\$ 2,700,000	\$ -		
Work by Others	\$ -	\$ -	\$ -	\$ 380,999		
City Staff Time	\$ -	\$ -	\$ -	\$ 202,500		
Bond	\$ 2,200,000	\$ -	\$ 2,200,000	\$ -		
Cash	\$ 626,627	\$ (195)	\$ 626,432	\$ -		
Total	\$ 4,226,627	\$ 1,299,805	\$ 5,526,432	\$ 583,499		

Notes and Assumptions:

* CPA Funding includes \$260,000 appropriated for feasibility and design and \$100,000 for site assessment
City Funding includes \$298,500 appropriated for feasibility and design and \$100,000 for site cleanup

CRESCENT STREET DEVELOPMENT
OPERATING PROFORMA WITHOUT ELEVATOR
DECEMBER 5, 2017
NEWTON, MA

	Year 1 - Untrended	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Operating Income (Trending 2%)										
Apartment Rental Income	\$ 202,344	\$ 206,391	\$ 210,519	\$ 214,729	\$ 219,024	\$ 223,404	\$ 227,872	\$ 232,430	\$ 237,078	\$ 241,820
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income	\$ 202,344	\$ 206,391	\$ 210,519	\$ 214,729	\$ 219,024	\$ 223,404	\$ 227,872	\$ 232,430	\$ 237,078	\$ 241,820
Less Unit Vacancy (5%)	\$ (10,117)	\$ (10,320)	\$ (10,526)	\$ (10,736)	\$ (10,951)	\$ (11,170)	\$ (11,394)	\$ (11,621)	\$ (11,854)	\$ (12,091)
Effective Gross Income	\$ 192,227	\$ 196,071	\$ 199,993	\$ 203,993	\$ 208,072	\$ 212,234	\$ 216,479	\$ 220,808	\$ 225,224	\$ 229,729
Operating Expenses (Trending 3%)										
Management Fee/Administration	\$ 23,521	\$ 24,226	\$ 24,953	\$ 25,702	\$ 26,473	\$ 27,267	\$ 28,085	\$ 28,928	\$ 29,795	\$ 30,689
Maintenance	\$ 20,972	\$ 21,601	\$ 22,249	\$ 22,917	\$ 23,604	\$ 24,313	\$ 25,042	\$ 25,793	\$ 26,567	\$ 27,364
Utilities (CA)	\$ 5,609	\$ 5,778	\$ 5,951	\$ 6,129	\$ 6,313	\$ 6,503	\$ 6,698	\$ 6,899	\$ 7,106	\$ 7,319
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Resident Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 3,468	\$ 3,572	\$ 3,679	\$ 3,790	\$ 3,903	\$ 4,020	\$ 4,141	\$ 4,265	\$ 4,393	\$ 4,525
Monitoring Fee	\$ 1,600	\$ 1,648	\$ 1,697	\$ 1,748	\$ 1,801	\$ 1,855	\$ 1,910	\$ 1,968	\$ 2,027	\$ 2,088
Capital Reserves	\$ 2,400	\$ 2,472	\$ 2,546	\$ 2,623	\$ 2,701	\$ 2,782	\$ 2,866	\$ 2,952	\$ 3,040	\$ 3,131
Total Operating Expenses	\$ 57,570	\$ 59,297	\$ 61,076	\$ 62,908	\$ 64,796	\$ 66,740	\$ 68,742	\$ 70,804	\$ 72,928	\$ 75,116
Net Operating Income	\$ 134,657	\$ 136,774	\$ 138,917	\$ 141,084	\$ 143,277	\$ 145,494	\$ 147,737	\$ 150,004	\$ 152,296	\$ 154,613
Debt Service (\$2,200,000 @3.75% for 30yrs)	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263
Net Cash Flow	\$ 12,394	\$ 14,511	\$ 16,654	\$ 18,821	\$ 21,014	\$ 23,231	\$ 25,474	\$ 27,741	\$ 30,033	\$ 32,350

Unit Mix Summary								
4-Two Bed, 4-Three Bed								
Floor 1								
Unit Type				# of Units	AMI	Average NRA	Monthly Total	Annual Total
2 bed, 1 bath				1	80%	1,000	\$ 1,514	\$ 18,165
2 bed, 1 bath				1	MR	1,000	\$ 2,844	\$ 34,128
3 bed, 1.5 bath				1	60%	1,250	\$ 1,217	\$ 14,604
3 bed, 1.5 bath				1	120%	1,250	\$ 2,768	\$ 33,216
				4		1,033		\$ 100,113
Floor 2								
Unit Type				# of Units	AMI	Average NRA	Monthly Total	Annual Total
2 bed, 1 bath				1	120%	1,000	\$ 2,548	\$ 30,576
2 bed, 1 bath				1	60%	1,000	\$ 1,152	\$ 13,818
3 bed, 1.5 bath				1	80%	1,250	\$ 1,620	\$ 19,437
3 bed, 1.5 bath				1	MR	1,250	\$ 3,200	\$ 38,400
				4		1,033		\$ 102,231
Total				8				\$ 202,344
Affordable Unit Rents Decreased by Newton Housing Authority Section 8 Utility Allowances								

CRESCENT STREET DEVELOPMENT
OPERATING PROFORMA WITHOUT ELEVATOR
DECEMBER 5, 2017
NEWTON, MA

	Year 1 - Untrended	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Operating Income (Trending 2%)																				
Apartment Rental Income	\$ 202,344	\$ 206,391	\$ 210,519	\$ 214,729	\$ 219,024	\$ 223,404	\$ 227,872	\$ 232,430	\$ 237,078	\$ 241,820	\$ 246,656	\$ 251,589	\$ 256,621	\$ 261,754	\$ 266,989	\$ 272,328	\$ 277,775	\$ 283,330	\$ 288,997	\$ 294,777
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income	\$ 202,344	\$ 206,391	\$ 210,519	\$ 214,729	\$ 219,024	\$ 223,404	\$ 227,872	\$ 232,430	\$ 237,078	\$ 241,820	\$ 246,656	\$ 251,589	\$ 256,621	\$ 261,754	\$ 266,989	\$ 272,328	\$ 277,775	\$ 283,330	\$ 288,997	\$ 294,777
Less Unit Vacancy (5%)	\$ (10,117)	\$ (10,320)	\$ (10,526)	\$ (10,736)	\$ (10,951)	\$ (11,170)	\$ (11,394)	\$ (11,621)	\$ (11,854)	\$ (12,091)	\$ (12,333)	\$ (12,579)	\$ (12,831)	\$ (13,088)	\$ (13,349)	\$ (13,616)	\$ (13,889)	\$ (14,167)	\$ (14,450)	\$ (14,739)
Effective Gross Income	\$ 192,227	\$ 196,071	\$ 199,993	\$ 203,993	\$ 208,072	\$ 212,234	\$ 216,479	\$ 220,808	\$ 225,224	\$ 229,729	\$ 234,323	\$ 239,010	\$ 243,790	\$ 248,666	\$ 253,639	\$ 258,712	\$ 263,886	\$ 269,164	\$ 274,547	\$ 280,038
Operating Expenses (Trending 3%)																				
Management Fee/Administration	\$ 23,521	\$ 24,226	\$ 24,953	\$ 25,702	\$ 26,473	\$ 27,267	\$ 28,085	\$ 28,928	\$ 29,795	\$ 30,689	\$ 31,610	\$ 32,558	\$ 33,535	\$ 34,541	\$ 35,577	\$ 36,645	\$ 37,744	\$ 38,876	\$ 40,043	\$ 41,244
Maintenance	\$ 20,972	\$ 21,601	\$ 22,249	\$ 22,917	\$ 23,604	\$ 24,313	\$ 25,042	\$ 25,793	\$ 26,567	\$ 27,364	\$ 28,185	\$ 29,030	\$ 29,901	\$ 30,798	\$ 31,722	\$ 32,674	\$ 33,654	\$ 34,664	\$ 35,704	\$ 36,775
Utilities (CA)	\$ 5,609	\$ 5,778	\$ 5,951	\$ 6,129	\$ 6,313	\$ 6,503	\$ 6,698	\$ 6,899	\$ 7,106	\$ 7,319	\$ 7,538	\$ 7,765	\$ 7,997	\$ 8,237	\$ 8,485	\$ 8,739	\$ 9,001	\$ 9,271	\$ 9,549	\$ 9,836
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Resident Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 3,468	\$ 3,572	\$ 3,679	\$ 3,790	\$ 3,903	\$ 4,020	\$ 4,141	\$ 4,265	\$ 4,393	\$ 4,525	\$ 4,661	\$ 4,800	\$ 4,944	\$ 5,093	\$ 5,246	\$ 5,403	\$ 5,565	\$ 5,732	\$ 5,904	\$ 6,081
Monitoring Fee	\$ 1,600	\$ 1,648	\$ 1,697	\$ 1,748	\$ 1,801	\$ 1,855	\$ 1,910	\$ 1,968	\$ 2,027	\$ 2,088	\$ 2,150	\$ 2,215	\$ 2,281	\$ 2,350	\$ 2,420	\$ 2,493	\$ 2,568	\$ 2,645	\$ 2,724	\$ 2,806
Capital Reserves	\$ 2,400	\$ 2,472	\$ 2,546	\$ 2,623	\$ 2,701	\$ 2,782	\$ 2,866	\$ 2,952	\$ 3,040	\$ 3,131	\$ 3,225	\$ 3,322	\$ 3,422	\$ 3,524	\$ 3,630	\$ 3,739	\$ 3,851	\$ 3,967	\$ 4,086	\$ 4,208
Total Operating Expenses	\$ 57,570	\$ 59,297	\$ 61,076	\$ 62,908	\$ 64,796	\$ 66,740	\$ 68,742	\$ 70,804	\$ 72,928	\$ 75,116	\$ 77,369	\$ 79,691	\$ 82,081	\$ 84,544	\$ 87,080	\$ 89,692	\$ 92,383	\$ 95,155	\$ 98,009	\$ 100,950
Net Operating Income	\$ 134,657	\$ 136,774	\$ 138,917	\$ 141,084	\$ 143,277	\$ 145,494	\$ 147,737	\$ 150,004	\$ 152,296	\$ 154,613	\$ 156,954	\$ 159,319	\$ 161,709	\$ 164,122	\$ 166,559	\$ 169,020	\$ 171,503	\$ 174,009	\$ 176,538	\$ 179,089
Debt Service (\$2,200,000 @3.75% for 30yrs)	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263
Net Cash Flow	\$ 12,394	\$ 14,511	\$ 16,654	\$ 18,821	\$ 21,014	\$ 23,231	\$ 25,474	\$ 27,741	\$ 30,033	\$ 32,350	\$ 34,691	\$ 37,056	\$ 39,446	\$ 41,859	\$ 44,296	\$ 46,757	\$ 49,240	\$ 51,746	\$ 54,275	\$ 56,826

Unit Mix Summary							
4-Two Bed, 4-Three Bed							
Floor 1							
Unit Type			# of Units	AMI	Average NRA	Monthly Total	Annual Total
2 bed, 1 bath			1	80%	1,000	\$ 1,514	\$ 18,165
2 bed, 1 bath			1	MR	1,000	\$ 2,844	\$ 34,128
3 bed, 1.5 bath			1	60%	1,250	\$ 1,217	\$ 14,604
3 bed, 1.5 bath			1	120%	1,250	\$ 2,768	\$ 33,216
			4		1,033		\$ 100,113
Floor 2							
Unit Type			# of Units	AMI	Average NRA	Monthly Total	Annual Total
2 bed, 1 bath			1	120%	1,000	\$ 2,548	\$ 30,576
2 bed, 1 bath			1	60%	1,000	\$ 1,152	\$ 13,818
3 bed, 1.5 bath			1	80%	1,250	\$ 1,620	\$ 19,437
3 bed, 1.5 bath			1	MR	1,250	\$ 3,200	\$ 38,400
			4		1,033		\$ 102,231
Total			8				\$ 202,344
Affordable Unit Rents Decreased by Newton Housing Authority Section 8 Utility Allowances							

(f) No voting member of the design review committee shall hold an elected or salaried position with the city.

(g) All members shall serve without compensation and all voting members shall be residents of the city. All members shall serve until their successors take office.

(h) The two (2) voting members who are community representatives shall vote only on those matters concerning facilities for which they are appointed. (Rev. Ords. 1973, § 2-363; Ord. No. 8, 8-12-74; Ord. No. 190, 12-20-76; Ord. No. S-301, 2-1-88)

Sec. 5-57. Other provisions.

Any public corporation, agency, authority, commission or body of any such private organization which is empowered to construct a public or quasi-public facility within the city and which desires to submit itself to the jurisdiction of the design review committee, may enter into an agreement, in writing, with the city for this purpose, and thereafter the design review committee shall perform all of its functions and duties with respect to such facility. (Rev. Ords. 1973, § 2-364; Ord. No. 8, 8-12-74)

Sec. 5-58. Site plan approval for construction or modification of municipal buildings and facilities.

It shall be the policy of the city to apply similar standards of planning and control of density and environmental impact, when the city's public buildings and facilities are constructed or modified, as the city applies under chapter 30, Zoning, of the Revised Ordinances when petitions for changes in land use are initiated by its citizens or property owners. In implementing this policy for land in the public use district or otherwise classified city land, the prior establishment of a zoning classification or district (in accordance with section 30-4 of these Revised Ordinances) shall not be required.

(a) Whenever construction or modification of a municipal building or facility is undertaken which involves new construction or substantial change in usage, and which involves a change in: vehicular access; off-street parking requirements; site grading; drainage; landscape features; or service areas, the following procedures shall apply:

- (1) The executive department shall include in the architect's contract the requirement for preparation and submission of site plans suitable for review and approval in accordance with the procedure outlined in section 30-23 of these Revised Ordinances.
- (2) The department of planning and development shall maintain cognizance over the development of specifications, conceptual designs and site plans to determine the consistency and compatibility of such designs and plans with the city's comprehensive plan and other pertinent planning and analytical studies. The director of planning and development shall make written notification of this finding to the mayor, to the clerk of the board of aldermen, to the design review committee, and (in the case of school buildings) to the secretary of the school committee.
- (3) The design review committee shall consider the project plans, designs, and specifications not only in terms of the details of layout and construction of the building or facility, but also in terms of the site and its surrounding area. Consultations shall be made with such city departments and neighborhood groups as are considered necessary and appropriate.
- (4) Upon its approval of the initial design concept and prior to recommending that the project proceed to the detailed design phase and to the preparation of construction drawings, the design review committee shall file with the clerk of the board of aldermen its approved site plan including building floor plans and architectural schematics, along with a formal petition for site plan approval in accordance with the procedure outlined in

section 30-23 of these Revised Ordinances. The design review committee shall not be required to pay a filing fee for purposes of this section.

(5) At the earliest opportunity, the board of aldermen shall for the purposes of this section assign that petition for public hearing before its committee dealing with matters of public buildings and this committee shall hold a public hearing. Due notice of such public hearing shall be given to the abutters of the proposed building or facility and to the abutters of such abutters. The committee shall deliberate and negotiate such changes to the site plan and affix such restrictions and conditions as are in the public interest, and it shall make its report to the board of aldermen within forty-five (45) days following the public hearing.

(6) The site plan, including building floor plans and architectural schematics, as formally approved by the board of aldermen and the mayor (and in the case of school buildings, by the school committee) shall become part of the final set of project plans and construction drawings, and they shall not be changed or altered in any manner without first being resubmitted to the design review committee and to the board of aldermen in accordance with steps (3), (4) and (5) above. The board of aldermen may waive a public hearing on a previously approved site plan if in its judgment the changes proposed are not of sufficient scope as to warrant a public hearing.

(b) The board of aldermen shall not approve an appropriation of any funds for preparation of detailed construction drawings for a project applicable under this section until the requirements of (a)(1) through (a)(6) above have been satisfied.

(c) The executive department shall not formally submit a project applicable under this section to competitive construction bid unless the requirements of (a)(1) through (a)(6) have been satisfied.

(d) The requirements of this section that are not otherwise required by law or by the charter may be waived in whole or in part by a two-thirds (2/3) vote of those members of the board of aldermen present and voting. (Rev. Ords. 1973, § 2-365; Ord. No. 8, 8-12-74; Ord. No. 102, § 4, 12-15-75; Ord. No. V-195, 9-22-98)