



Public Facilities Committee Agenda

City of Newton In City Council

Wednesday, November 29, 2017

7:00 PM
Room 204

Items Scheduled for Discussion:

The Public Facilities Committee will meet jointly with the Public Safety and Transportation Committee on the following three items:

Referred to Public Safety & Transportation and Public Facilities Committees

- #378-17 **Request for Approval of West Newton Square Enhancement Project**
COMMISSIONER OF PUBLIC WORKS AND COUNCILORS COTE, HESS-MAHAN & BROUSAL-GLASER requesting approval pursuant to §26-51 for the West Newton Square Enhancements Project on Washington Street running approximately from Chestnut Street to Lucas Court, for construction of the West Newton Square Enhancements Project.

Referred to Public Facilities and Public Safety & Transportation Committees

- #281-17 **Updates on the Washington Street Design**
COUNCILORS CROSSLEY AND CICCONE requesting updates from the Planning Department and DPW to the Public Facilities and Public Safety & Transportation Committees on the progress and design of the Washington Street corridor. [08/28/2017 @3:13 PM]

Referred To Public Safety & Transportation and Public Facilities Committees

- #338-16(2) **Request to extend trial program for removal of snow from sidewalk**
COUNCILORS ALBRIGHT AND DANBERG requesting an amendment to City of Newton Ordinances Chapter 26 Section 8D **Trial program for removal of snow and ice from sidewalks**. by extending the expiration date of the trial from November 1, 2017 to November 1, 2019.

Referred To Public Facilities and Finance Committees

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.

- #382-17** **Appropriate \$5 million from Overlay Surplus to the Accelerated Roads Program**
HIS HONOR THE MAYOR requesting authorization to appropriate five million dollars (\$5,000,000) from the November 13, 2017 Overlay Surplus Declaration to fund the Accelerated Roads Program.

Public Hearing Continued

- #330-17** **Verizon petition for grant of location on Bellevue Street**
VERIZON petition for a grant of location to install one new Pole (P.13/20S) on the southerly side of Bellevue Street, 30'± southerly to existing pole (P.13/20) in front of 35 Howard Street, to remove a guy wire from a tree. [(Ward 1) 10/10/2017 @ 12:08 PM]

Public Hearing

- #341-17** **5-58 for the Crescent Street Housing and Ford Playground Redevelopment Project**
DESIGN REVIEW COMMITTEE petitioning, pursuant to Sec 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.

Referred to Public Facilities Committee

- #280-17** **Updates on the FY18 Accelerated Roads Program**
COUNCILOR CROSSLEY requesting periodic updates to the Public Facilities Committee on the FY18 Accelerated Roads Program. [08/28/2017 @3:13 PM]

- #188-14** **Update on the Cabot School construction project**
PUBLIC FACILITIES COMMITTEE requesting periodic updates on the Cabot Elementary School Project. [04/17/14 @ 10:48 PM]

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]

Items Not Scheduled for Discussion at this Meeting:

#340-17 **Authorization to grant a permanent easement for utilities in Bram Way**
HIS HONOR THE MAYOR requesting authorization to grant a permanent easement to Eversource Energy, Comcast, RCN, National Grid and Verizon in a portion of Bram Way in Newtonville for the purpose of installing and maintaining conduit, cable, and ancillary facilities required as part of the undergrounding of electric utilities for the Austin Street Parking Lot Redevelopment Project. [10/30/17 @ 2:16 PM]

#377-17 **Petition for forced main at Rumford Avenue**
DAVID WILLIAMS, SSG DEVELOPMENT petition for a 1.5" forced main 425'+ from 143 Rumford Avenue easterly to an existing sewer manhole at the intersection of Lexington Street and Rumford Avenue.

Referred to Public Facilities and Finance Committees

#171-17 **Ordinance Amendment Sec 29-80 Sewer Use Charge**
HIS HONOR THE MAYOR requesting an amendment to Section 29-80 Sewer Use Charge of the City of Newton Ordinances by adding the following sentence at the end of Paragraph (a): Notwithstanding the foregoing, seasonal water takers not eligible for an outdoor meter under said Section 29-24, shall pay a charge for the use of sewerage works in proportion to water consumption. [05/30/17@ 3:21 PM]

Finance Held and Referred the Item to Public Facilities 8-0

#326-17 **Request for updates on Newton Power Program**
PUBLIC FACILITIES COMMITTEE requesting an update from the Director of Sustainability and the Administration on the development of a program, known as Newton Power Choice, to aggregate the electricity demand of Newton's electric customers. [10/05/2017 @ 4:28 PM]

#166-17 **Resolution that the City become 100% renewable by 2027**
COUNCILORS SANGIOLO, NORTON & BROUSAL-GLASER requesting a resolution from the City Council urging the Newton Legislative Delegation in the State Legislature to do everything in its power to bring Massachusetts closer to 100% renewable energy by 2027 and ensure that the benefits of renewable energy are realized by Massachusetts residents from all walks of life. The Resolution should also include a statement that the City Council supports a goal of using 100% clean and renewable energy citywide by 2027. [05/19/17 @3:17 PM]

#315-17 **Discussion with DPW regarding sewer extension billing**
COUNCILOR GENTILE requesting a discussion on how the City currently bills residents for sewer extensions. [09/18/17 @ 3:51 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, Public Fac. and Finance Committees

#178-17(B)

Appropriate \$500,000 for renovations to the Newton Free Library

HIS HONOR THE MAYOR requesting authorization to appropriate the sum of five hundred thousand dollars (\$500,000) from bonded indebtedness for the purpose of funding renovations at the Newton Free Library to include expansion of the Children's Room and other improvements to the First Floor. [05/30/17 @ 2:38 PM]

Public Facilities split the item into Part A and Part B.

Part A – \$75,000 for design and soft costs.

Part B - \$425,000 for construction costs

Public Facilities Approved Part A 7-0 and Held Part B 7-0 on 06/07/17

Finance Approved Part A 8-0 and Held Part B 8-0 on 06/12/17

#163-16

reconstruction

Request for discussion with DPW to consider amend Ordinance for street

COUNCILORS CROSSLEY, LAREDO & LAPPIN requesting a discussion with the Commissioner of Public Works, to review city policy and/or ordinances governing repairs to city streets within a period of years after full reclamation and/or milling and repaving of said streets, and to consider strengthening the requirements for repairs so as to protect the public investment in said streets.

Referred to Programs & Services and Public Facilities Committees

#141-15

Discussion on tracking and improving the condition of the gas utility infrastructure

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 @ 2:52 PM]

#367-09

Discussion on repair of underground streetlight connections

PUBLIC FACILITIES COMMITTEE requesting discussion with the Law Department on how to resolve the dispute with NStar regarding whose responsibility it is to repair the streetlight connection between the manhole and the base of the streetlight. [10/21/09 @ 9:00 PM]

Referred to Public Facilities Committee

- #317-16** **Discussion with Double Poles Working Group**
COUNCILOR LAREDO requesting a discussion with the Double Poles Working Group to receive an update on the work of the group and the status of double poles.
[07/11/2016 @ 12:44 PM]
- #328-14** **Review of double utility poles**
ALD. ALBRIGHT, DANBERG, & LAREDO requesting a review of double poles in Newton including a random sampling of ten double poles on the north side and ten double poles on the south side of Newton to determine which utility is holding up the removal of double poles. [08/19/14 @ 9:16 AM]

Public Facilities and Finance Committees

- #91-17** **Licensing agreement for wireless carriers to install equipment on city poles**
COUNCILORS CROSSLEY, ALBRIGHT AND LAPPIN requesting a discussion with the administration regarding possible licensing agreements with wireless carriers, and to create a policy and to develop and adopt a uniform license agreement for wireless carriers to install wireless communication devices on city-owned poles in the public way. [03/27/17 @ 4:44 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]
- #26-16** **Proposed amendments to Sec. 5-54 through 5-58 of the Ordinances**
COUNCILOR CROSSLEY, ALBRIGHT, HARNEY AND SANGIOLO requesting revisions to Sections 5-54 through 5-58 of the City of Newton Ordinances to clarify the City Council's role and decision-making process with respect to design review, funding, and budget oversight during the construction process of municipal capital building projects; in particular, to better align City Council decisions with typical steps in the design development process, and where applicable, with Massachusetts School Building Authority (MSBA) and other state requirements. [01/11/16 @ 4:53 PM]

Referred to Public Facilities and Finance Committees

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

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

Referred To Programs & Services And Public Facilities Committees

#36-12

Inspection of private sewer lines and storm water drainage connections

ALD. CROSSLEY & FULLER requesting Home Rule legislation or an ordinance to require inspections of private sewer lines and storm water drainage connections prior to settling a change in property ownership, to assure that private sewer lines are functioning properly and that there are no illegal storm water connections to the city sewer mains.

- A) Sewer lines found to be compromised or of inferior construction would have to be repaired or replaced as a condition of sale;
 - B) Illegal connections would have to be removed, corrected, and re-inspected in accordance with current city ordinances and codes, as a condition of sale.
- [01/24/12 @ 8:07 AM]

Programs & Services Voted No Action Necessary 6-0 on 11/17/14

#131-13

Updates and discussion on the sewer, water and storm water systems

ALD. CROSSLEY, FULLER, SALVUCCI, JOHNSON, CICCONE requesting periodic updates and discussion, at the discretion of the members of the Public Facilities Committee or the Commissioner of Public Works, on the condition functioning, operations and management of all elements of the City sewer, water and storm water systems including the following:

- Water meters
- Implementation of the ten project area strategic plan to remove infiltration in the City sewer system
- Implementation of the long range strategic plan to repair and replace City water mains, especially to correct for fire flow
- Status of the City's Private Inflow Removal Program to resolve and disconnect illegal storm water connections to the City sewer system
- Current billing practices
- Rates analyses needed to facilitate an informed comparison of billing options to include the following options either alone or in combination: seasonal rates, second meters, tiered rates, frequency of billing, low income credits.

Respectfully submitted,

Deborah J. Crossley, Chair



Setti D. Warren
Mayor

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

378-17
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Barney Heath
Director

MEMORANDUM

DATE: November 22, 2017

TO: Councilor Deborah Crossley, Chairman
Councilor Jay Ciccone, Chairman
Members of the City Council

FROM: James McGonagle, Commissioner of Public Works
Barney Heath, Director, Department of Planning and Development
Lou Taverna, City Engineer
Nicole Freedman, Transportation Director
Rachel Blatt, Long Range Planner
Lily Canan Reynolds, Community Engagement Manager

RE: **#378-17 Request for Approval of West Newton Square Enhancement Project**
COMMISSIONER OF PUBLIC WORKS AND COUNCILORS COTE, HESS-MAHAN & BROUSAL-GLASER requesting approval pursuant to §26-51 for the West Newton Square Enhancements Project on Washington Street running approximately from Chestnut Street to Lucas Court, for construction of the West Newton Square Enhancements Project.

MEETING DATE: November 29, 2017

CC: Maureen Lemieux, Chief of Staff, and Chief Financial Officer
Dori Zaleznik, Chief Administrative Officer

The West Newton Square Enhancements Project is the second village enhancements project, after Auburndale Square, and **the first to be completed in conjunction with the Complete Streets Policy and Newton-in-Motion, the Transportation Strategy.** The West Newton Square project started with an identified need to upgrade traffic signals and became a broader effort to improve public safety and enhance the village character. The design has

developed with robust input from the West Newton community and businesses along with the guidance of the three Ward 3 Councilors.

On November 29, 2017, the Public Works Department and Planning Department, along with the consulting team from HDR and KMDG, will present the West Newton Square Enhancements project for consideration. We seek Council approval of the layout of the proposed street improvements. Should this be granted, the project would proceed to final construction documents and bidding. The project will again be presented to the Finance Committee for approval of the budget after bids are opened and before construction.

Project Goals

From the outset, the project has had the following goals:

- Maximize safety and convenience for all travel modes
- Enhance Pedestrian Experience / Village Character / Business Climate
- Benefit the Environment

Safety is the first and foremost concern for this project. **The Transportation Strategy research identified West Newton as a crash hotspot, particularly for crashes involving pedestrians and/or bicyclists.** MassDOT has actually identified West Newton as one of the top 5% worst crash locations for pedestrians and bicyclists in the Boston metro region.

Additionally **we heard time and again that West Newton Square feels like a highway on-ramp, when it is in fact a vibrant village center and a regional destination for arts, culture, dining, and business.** This project is an opportunity to enhance the village character, make it easier to walk between businesses, and still accommodate through traffic.

In addition to hard infrastructure, this project intends to **restore the tree canopy with 40 new trees.** Wherever possible, the design team is looking to modern techniques that will give plantings the best chances for tree health and simultaneously reduce the risk of roots uplifting sidewalks.

It is important for us to be upfront that this is not a project about getting traffic through the square faster. **It never has been a goal of this project to make driving faster than it is today, but it has been our goal to improve the experience of driving and the safety of driving through the square.**

Since the Mass Pike extension was constructed through Newton in the 1960s, local activity in West Newton Square has consistently been prioritized lower than the needs of those passing through. This was the paradigm of the 20th century globally. In recent years, streets have come to be viewed with the complexity of demands placed upon them, **Newton is one of 142 communities in Massachusetts to adopt a complete streets policy and reframe**

conversations about street design in this multifaceted framework. The West Newton Square Enhancements Project is the first major street design project completed within this framework.

A year and a half of collaboration

This project has benefitted from in-depth discussions with committed businesses and residents in West Newton and the ongoing involvement of the three Ward 3 Councilors. There have been four phases of public involvement to this point.

In the first phase (June-August 2016), **we asked, “What do we need to know?”** We heard about places to look for inspiration, ideas for West Newton’s future, and experiences with West Newton Square.

In the second phase (Sept-Oct 2016), we presented two concept plans and **we asked, “What do you think of the options?”** We heard perspectives from local businesses, residents, and through travelers about how they expected these ideas to affect their use of West Newton Square and what they preferred about each concept.

In the third phase (Nov 2016-Jan 2017), **we presented the recommended concept to the West Newton** community and businesses. In these meetings we have heard overwhelmingly positive feedback and excitement. On January 3rd, 2017 we presented to the Council in a Committee of the Whole, the same recommended concept and took in your feedback.

In the fourth phase (Jan-Nov 2017), we have been **working through the detailed design plan.** During this period we have been working across all City departments, and with businesses and residents to take on the details of the plan and how things will work. **We have made a number of adjustments to the plan as a result of these discussions, reflecting the importance of balancing the needs of many users and activities in a lively destination like West Newton Square.**

The City has also been working with our internal and external utility partners to ensure that any work that would involve surface disruptions is completed in advance.

- **Gas:** National Grid has been working throughout the summer and fall to install a new gas main through the project scope area. At the completion of this work, the old line will be capped and abandoned.
- **Water:** Two fire hydrants are being moved to locations that allow for more efficient parking layouts. The water main has been reviewed by engineering division, and cleaning and lining in the out years is the only expected future work (which does not involve major disruption to the roadbed).
- **Sewer:** Cleaning and lining of the sewer main may be performed in the future, which would involve manhole to manhole work, not roadway excavation.

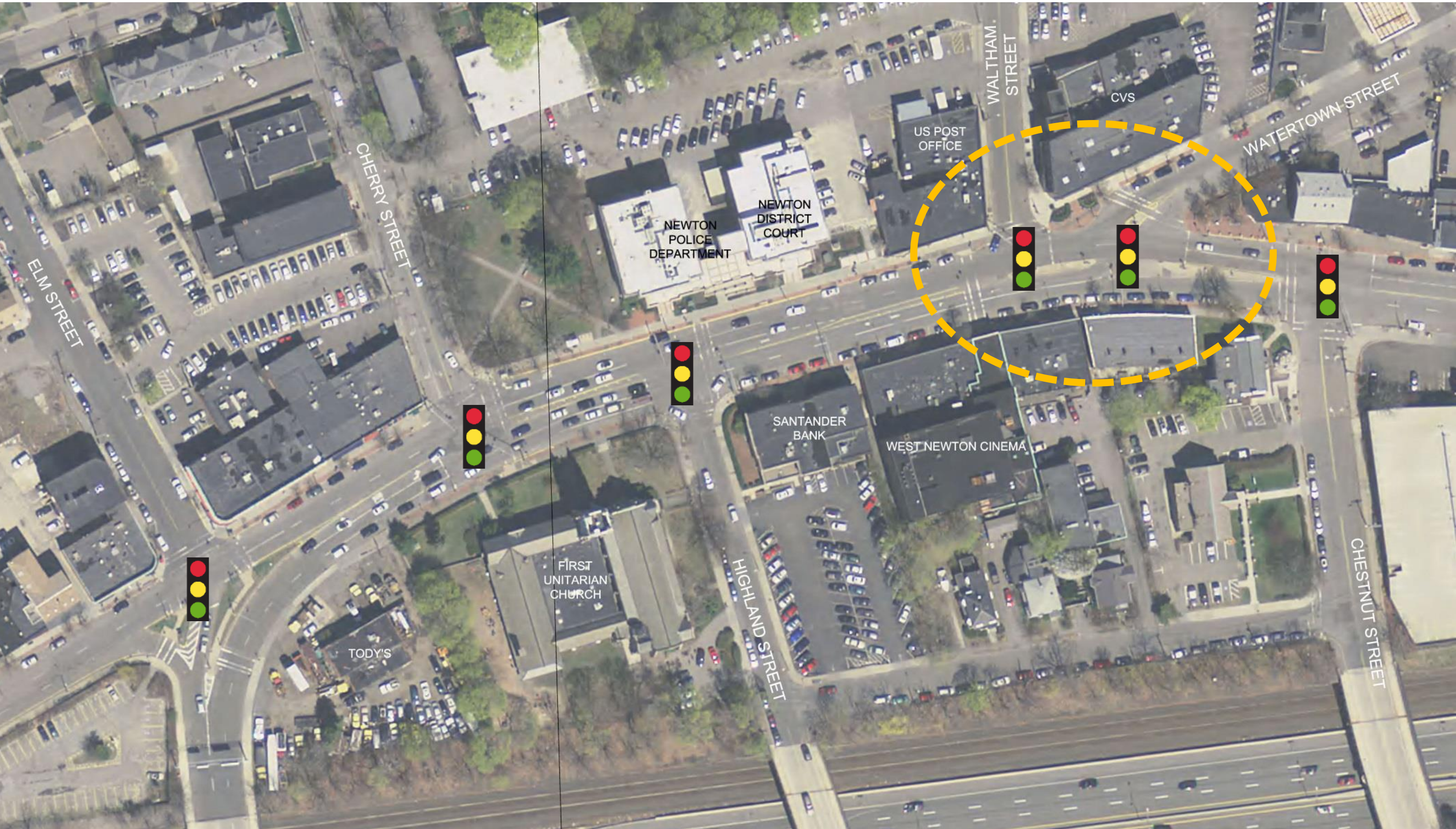
- **Stormwater:** The storm drain system has been reviewed and, as part of this project, the bricked-in-place catch basins will be replaced with more effective deep sump pre-cast concrete catch basins.

An introduction to the project benefits

The presentation on November 29th will describe the project benefits in more depth but here is a quick introduction:

- Outdated, unsynchronized traffic signals are being replaced with the latest signal technology, including wireless Opticom preemption for emergency vehicles, accessible pedestrian signals, pedestrian countdown signals, and dedicated bike signals.
- The complex set of intersections at Washington St @ Watertown St and Washington St @ Waltham St are being combined into a single signalized intersection.
- Reorganizing the signals at Cherry St and Highland St to work together to provide smoother north/south travel through the square.
- Two missing crosswalks at major desired routes are being added – Washington St @ Elm St, Washington @ Watertown St.
- Relocated bus stops to improve operational efficiency in accordance with MBTA guidance.
- 40 new trees planted with modern approaches to maximize tree health.
- Expanded sidewalks in key locations and an expanded and improved public plaza at Washington @ Watertown St.
- Added parking on both ends of the square, including additional accessible spaces (approx. 20 additional spaces total).
- Connected bike facilities in both the east and west directions through the square with a combination of buffered and protected bike lanes.
- All new street lighting – designed to highlight crosswalks and generally provide even lighting across the square. Light fixtures will include plugs for future twinkle lighting and be designed to accommodate banners.
- New street furniture – classic benches and artistic seating arranged as conversation areas as well as bike parking, big belly trash receptacles, and reserved space for bike share. Space is being made available in the plaza for future arts and cultural programming as well.

Project Website: www.newtonma.gov/westnewtonsq



West Newton Square today



West Newton Square Enhancements Project



West Newton Square Enhancements Project

City of Newton



DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE COMMISSIONER
1000 Commonwealth Avenue
Newton Centre, MA 02459-1449

Setti D. Warren
Mayor

November 13, 2017

RECEIVED
Newton City Clerk
2017 NOV 13 PM 3:33
David A. Olson, CMC
Newton, MA 02459

To: Maureen Lemieux, Chief of Staff, and Chief Financial Officer
From: James McGonagle, Commissioner
Subject: Request for Docket Item for Construction
West Newton Square Enhancements Project

Commissioner of Public Works requests the honorable City Council docket for consideration the construction of the West Newton Square Enhancements project.

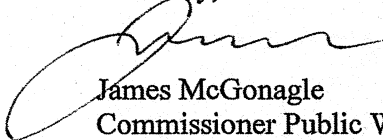
Brief Description of the Project: HDR Engineers are completing the final design of the enhancements project. The project is a holistic investment in the public right of way and includes new traffic signals and roadway improvements, milling and paving, sidewalks, accessible curb ramps, bike lanes, new striping and crosswalks, new streetscape improvements including new street trees, street lighting, and space for street furniture. The project limit is Washington Street West Newton running approximately from Chestnut Street to Lucas Court.

The project schedule is as follows: bidding in winter 2017, construction to begin in spring 2018, and completion in 2019.

Please docket this request with the Honorable City Council for their consideration.

“COMMISSIONER OF PUBLIC WORKS requesting approval pursuant to Section 26.51 of the West Newton Square Enhancements Project on Washington Street running approximately from Chestnut Street to Lucas Court, for construction of the West Newton Square Enhancements Project.”

Sincerely,


James McGonagle
Commissioner Public Works

APPROVED
Setti Warren
11/13/17

CITY OF NEWTON

IN CITY COUNCIL

ORDINANCE NO. A-

2017

BE IT ORDAINED BY THE BOARD OF ALDERMEN
OF THE CITY OF NEWTON AS FOLLOWS:

That the Revised Ordinances of Newton, Massachusetts, 2012, as amended, be further amended with respect to Chapter 26, **STREETS AND SIDEWALKS**, as follows:

In **Sec. 26-8D. Trial program for removal of snow and ice from sidewalks.**, as established by Ordinance Z-83, dated March 21, 2011, and most recently amended by Ordinance A-88, dated November 7, 2016, strike in the sixth sentence the words "November 1, 2017" and insert in place thereof the words "November 1, 2019."

Approved as to legal form and character:

DONNALYN B. LYNCH KAHN
City Solicitor

City of Newton
FY2019 Rehabilitation Street Lists

Mill and Overlay			PCI	Length	Width	Sq. Yds.	Cost	Sub-Total Cost	Contingency	Contingency	Total Cost
Crafts Street	Waltham Street	Watertown Street	62	4,200'	38'	17,700	\$40,000	\$708,000	15%	\$106,200	\$814,200
Mill Street	Walnut Street	Centre Street	51	3,900'	24'	10,500	\$40,000	\$420,000	15%	\$63,000	\$483,000
Ward Street	Commonwealth Avenue	Manet Street	51	6,300'	28'	19,500	\$40,000	\$780,000	15%	\$117,000	\$897,000
Chestnut Street	Elliot Street	Collins Street	62	4,600'	24'	12,400	\$40,000	\$496,000	15%	\$74,400	\$570,400
Beacon Street	Chestnut Street	Woodward Street	50	1,700'	32'	6,000	\$40,000	\$240,000	15%	\$36,000	\$276,000
North Street	Farwell Street	Crafts St	65	2,800'	32'	8,500	\$40,000	\$340,000	15%	\$51,000	\$391,000
Commonwealth Ave	Rowe Street	Washington Street	63	3,150'	34'	12,000	\$40,000	\$480,000	15%	\$72,000	\$552,000
Central Avenue	Washington Street	Prescott Street	48	1,350'	24'	3,500	\$40,000	\$140,000	15%	\$21,000	\$161,000
Beach Street	Washington Street	Court Street	47	0,320'	22'	800	\$40,000	\$32,000	15%	\$4,800	\$36,800
Centre Street	Richardson Street (09)	Ward Street (28)	54	6,450'	24'	17,200	\$40,000	\$688,000	15%	\$103,200	\$791,200
			6.59	34,770'		108,100		\$4,324,000			\$4,972,600

Reclaim or Cold In-Place			PCI	Length	Width	Sq. Yds.	Cost	Sub-Total Cost	Contingency	Contingency	Total Cost
Cynthia Road	Greenwood Street	Deborah Road	9	2,150'	30'	7,000	\$50,000	\$350,000	15%	\$52,500	\$402,500
Burdean Street	Winston Road	Greenwood Street	9	0,950'	25'	2,700	\$50,000	\$135,000	15%	\$20,250	\$155,250
Deborah Road	Cynthia Road	Seward Road	23	1,650'	25'	4,600	\$50,000	\$230,000	15%	\$34,500	\$264,500
Court Street	Central Avenue	Washington Street	20	1,500'	22'	3,750	\$50,000	\$187,500	15%	\$28,125	\$215,625
Gammons Road	Roslin Road	Byfield Road	15	1,025'	25'	2,850	\$50,000	\$142,500	15%	\$21,375	\$163,875
			1.38	7,275'		20,900		\$1,045,000			\$1,201,750

Safety Repairs			PCI	Length	Width	Sq. Yds.	Cost	Sub-Total Cost	Contingency	Contingency	Total Cost
Draw Road	Pond Brook Road	Nickerson Road	21	0,270'	29'	1,200	\$25,000	\$30,000	15%	\$4,500	\$34,500
High Rock Terrace	Cul De Sac	Rolling Lane	46	1,100'	29'	3,500	\$25,000	\$87,500	15%	\$13,125	\$100,625
Newbrook Circle	Audobon Drive	Cul De Sac	32	0,750'	29'	2,400	\$25,000	\$60,000	15%	\$9,000	\$69,000
Nickerson Road	Brookline Street	Dead End	35	0,750'	24'	2,000	\$25,000	\$50,000	15%	\$7,500	\$57,500
Pond Brook Road	Harwich Road	Dead End	29	1,400'	30'	4,600	\$25,000	\$115,000	15%	\$17,250	\$132,250
Rolling Lane	Audubon Drive	Brookline Street	41	0,660'	29'	2,200	\$25,000	\$55,000	15%	\$8,250	\$63,250
Waban Park	Walnut Park	Waban Street	22	0,450'	26'	1,300	\$25,000	\$32,500	15%	\$4,875	\$37,375
Waban Street	Pearl Street	Thornton Street	22	1,860'	24'	5,000	\$25,000	\$125,000	15%	\$18,750	\$143,750
Winston Road	Littlefield Road	Dead End	9	1,050'	29'	3,400	\$25,000	\$85,000	15%	\$12,750	\$97,750
Littlefield Road	Greenwood Street	Dead End	46	1,320'	26'	3,800	\$25,000	\$95,000	15%	\$14,250	\$109,250
			1.82	9,610'		29,400		\$735,000			\$845,250

Concrete Panel Overlay			PCI	Length	Width	Sq. Yds.	Cost	Sub-Total Cost	Contingency	Contingency	Total Cost
Lowell Avenue	Washington Street	Walnut Street	29	1,650'	33'	6,000	\$175,000	\$1,200,000	15%	\$180,000	\$1,200,000
			0.31	1,650'		6,000		\$1,200,000		\$0	\$1,200,000

TOTALS	10.10	53,305'	10.10	53,305'		\$7,304,000		\$8,219,600			\$8,219,600
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Design Review Committee
PUBLIC BUILDINGS DEPARTMENT
Joshua R. Morse, Commissioner
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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

Final Label Report

#341-17

SBL	Owner	Number	Street	Unit
33003 0001	ARCURI TAMMY L	31	AUBURN ST	
33006 0047	CARTER WILLIAM C & JOAN F	39-41	AUBURN ST	
33006 0046	RINFRET HUGUES	45-47	AUBURN ST	45
33006 0046A	KARUPPIAH KANNAN	45-47	AUBURN ST	47
33006 0045	SACHS TEVIAH ERIK	53-55	AUBURN ST	53
33006 0045A	GALPERIN ALEX	53-55	AUBURN ST	55
33006 0044	NSTAR ELECTRIC CO	59	AUBURN ST	
33006 0042	OLEARY SIMON	73-79	AUBURN ST	73
33006 0042B	DREAMCASA 75-77 AUBURN ST LLC	73-79	AUBURN ST	77
33006 0042C	BATTOCCHI KEITH	73-79	AUBURN ST	79
33006 0042A	STRATTON RICHARD F & NADJA G	73-79	AUBURN ST	75
33015 0015	HEMI LLC	93	BORDER ST	
43012 0006	SILVERSTEIN ROSS S & AMY R		COMMONWEALTH AVE	
43003 0029	PENINSULA HOME BUILDERS INC	1933	COMMONWEALTH AVE	
44023 0016B	NEWTON-FAB LLC		CRESCENT ST	
33015 0002	MORWAY JOHN B TR	30	CRESCENT ST	
44023 0029	MURPHY MICHAEL & KENNA A	33	CRESCENT ST	
33015 0001P	JIANG FENG	36-48	CRESCENT ST	46B
33015 0001O	PENG SHAO-QING	36-48	CRESCENT ST	46A
33015 0001M	LEUNG CHAN	36-48	CRESCENT ST	44B
33015 0001K	HUANG GORDON	36-48	CRESCENT ST	42C
33015 0001A	YURIK VITALY & RIMMA TRS	36-48	CRESCENT ST	36B
33015 0001J	CARIANI KIMBERLY	36-48	CRESCENT ST	42B
33015 0001I	WONG WENG KIN	36-48	CRESCENT ST	42A
33015 0001H	ZHAO XIAOZHI	36-48	CRESCENT ST	40C
33015 0001G	ZHANG JINGWEN	36-48	CRESCENT ST	40B
33015 0001F	NEWTON HOUSING AUTHORITY	36-48	CRESCENT ST	40A
33015 0001E	NEWTON HOUSING AUTHORITY	36-48	CRESCENT ST	38C
33015 0001D	HUANG LAN H	36-48	CRESCENT ST	38B
33015 0001Q	NEWTON HOUSING AUTHORITY	36-48	CRESCENT ST	46C
33015 0001B	NEWTON HOUSING AUTHORITY	36-48	CRESCENT ST	36C
33015 0001N	LUO WEI QI	36-48	CRESCENT ST	44C
33015 0001	VERZINO THOMAS A	36-48	CRESCENT ST	36A
33015 0001C	JOSEPH ZACHARIAH & JAYAMOL	36-48	CRESCENT ST	38A
33015 0001L	CHAI FENG	36-48	CRESCENT ST	44A
33015 0001S	WONG KWOK WAH	36-48	CRESCENT ST	48B
33015 0001R	EDSALL PHILIP L JR	36-48	CRESCENT ST	48A
44023 0030	HE DEGUANG	37	CRESCENT ST	
44023 0016	ROBERTS JEFFREY W TR	45	CRESCENT ST	
44023 0016A	NEWTON-FAB LLC	47	CRESCENT ST	
33006 0032	WRIGHT JOSEPH J & DOROTHY A	76	CRESCENT ST	
43002 0008	JYAT CONSTRUCTION LLC	79	CRESCENT ST	
33006 0033	GUAN WEI CHAO	82-84	CRESCENT ST	
43002 0009	CONTI ANGELO GERARD JR	85	CRESCENT ST	
33006 0034	88 CRESCENT STREET LLC	88	CRESCENT ST	

SBL	Owner	Number	Street	Unit
43002 0010A	TEISSIER DU CROS KATHRYN	89	CRESCENT ST	2
43002 0010	BENMOSHE NATALYA & ALEXANDER	89	CRESCENT ST	1
33006 0035B	KAPANCI EMIR	94-98	CRESCENT ST	98
33006 0035A	STROM TORGENSEN JON RENE	94-98	CRESCENT ST	96
33006 0035	JAN TINA TW T/C	94-98	CRESCENT ST	94
43002 0011	SULLIVAN JAMES J TR	95	CRESCENT ST	
43002 0011A	ARNDT MARGARET S	99	CRESCENT ST	
33006 0036	SEPE LUIGI & PAOLO	100	CRESCENT ST	
43002 0012	CINKOSKY JOHN E & TED D	103	CRESCENT ST	
33006 0059	HOLMES JOSEPHINE F ET AL		CURVE ST	
33003 0007	PRICE WILLIAM A & MARY A TRS	8	CURVE ST	
33006 0058	ALAM MOHAMMAD	9	CURVE ST	
33006 0057	REVALEON BARBARA	11	CURVE ST	
33006 0056	MCKENNEY RUDGE S	15	CURVE ST	
33003 0005	MYRTLE VILLAGE LLC	20	CURVE ST	
33006 0055	MYRTLE BAPTIST SOCIETY	21	CURVE ST	
33006 0054	TURNER WILLIAM R & NANCY M	25	CURVE ST	
33003 0004	DIXON KWAME	28	CURVE ST	
33006 0053	SOFIS WILLIAM J & ALIKI	31	CURVE ST	
33003 0003A	WANG NINGKUN & BIN	34-36	CURVE ST	36
33003 0003	LIU LU	34-36	CURVE ST	34
33006 0052	MOORE AUSTIN C & DOROTHY M L/E	37	CURVE ST	
33003 0002A	PRICE WILLIAM B & MARY A TRS	40	CURVE ST	
33006 0051	FERGUSON HAZELLE G	41	CURVE ST	
33006 0050	KANE BUILT INC	45	CURVE ST	
33003 0002	ROBINSON JAZELL & LYNNE G	46	CURVE ST	
33006 0049	JONES GERALD E & PAULETTE J	49	CURVE ST	
33006 0048	LAWRENCE ALBION	53	CURVE ST	
33003 0022	PHIPPS JOSEPH K		DUNCAN RD	
33003 0023	PHIPPS JOSEPH K	12-14	DUNCAN RD	
33006 0072	NSTAR ELECTRIC CO		PIKE ST	
33006 0077	NSTAR ELECTRIC CO	0	PIKE ST	
33006 0060	WILLIAMS JOSEPHINE H	3	PROSPECT ST	
33003 0008	ANDERSON CHAROLTTE G	9-11	PROSPECT ST	9
33003 0008A	WILLIAMS HUBERT STANLEY	9-11	PROSPECT ST	11
33004 0011	THOMAS JAMES E	10-12	PROSPECT ST	
33003 0009	QUERN ALBERT F JR	13	PROSPECT ST	
33004 0010	CARR ANTHONY L & GRACE A HOUSTON	14-18	PROSPECT ST	
33003 0010E	HILTON JOSEPH	15-29	PROSPECT ST	25
33003 0010	JEFFERSON MATTHEW	15-29	PROSPECT ST	15
33003 0010A	ROSENTHAL SAMUEL	15-29	PROSPECT ST	17
33003 0010B	COX JEFFREY M TR	15-29	PROSPECT ST	19
33003 0010D	JACQUES JUDITH A	15-29	PROSPECT ST	23
33003 0010F	WONG DORIS J	15-29	PROSPECT ST	27
33003 0010G	BUDRI EILEEN M	15-29	PROSPECT ST	29
33003 0010C	KELA AMITKUMAR B	21	PROSPECT ST	21
43002 0007	CONTI ANGELO GERARD JR	16	ROBINHOOD ST	
43002 0006	KELLY CHARLES R & DENISE E	20	ROBINHOOD ST	
43002 0005	CHAN JOHNNY & SHIRLEY	24	ROBINHOOD ST	
43003 0036	TAN KIM PING & SANDY	50	ROBINHOOD ST	

SBL	Owner	Number	Street	Unit
43003 0034	DAILEY CYNTHIA E	52	ROBINHOOD ST	
43003 0033	HADRO EDWARD M & CAROL J	60	ROBINHOOD ST	
44023 0015	DINOSAUR HEAR ME NOW LLC	70	ROWE ST	
44023 0001	VIRIDIAN ASSOCIATES	84-94	ROWE ST	
33015 0012	KURKER IQBAL S		WEBSTER ST	
33015 0013	DORFMAN DAVID H	174	WEBSTER ST	
33015 0011	KURKER IQBAL S	182	WEBSTER ST	
33015 0010	MORWAY JOHN B	200	WEBSTER ST	
43002 0004	MALKOFSKY MARK E TR	4	WEIR ST	
43003 0038	LUDWIG CHRISTOPHER R	7-9	WEIR ST	7
43003 0038A	WELCH JAMES C	7-9	WEIR ST	9
43002 0003	QUINN CONSTRUCTION CORP	8	WEIR ST	



City of Newton, Massachusetts

Department of Planning and Development

1000 Commonwealth Avenue Newton, Massachusetts 02459

Setti D. Warren
Mayor

Barney S. Heath
Director

INTER-OFFICE MEMORANDUM

DATE: October 13, 2017

TO: City Council

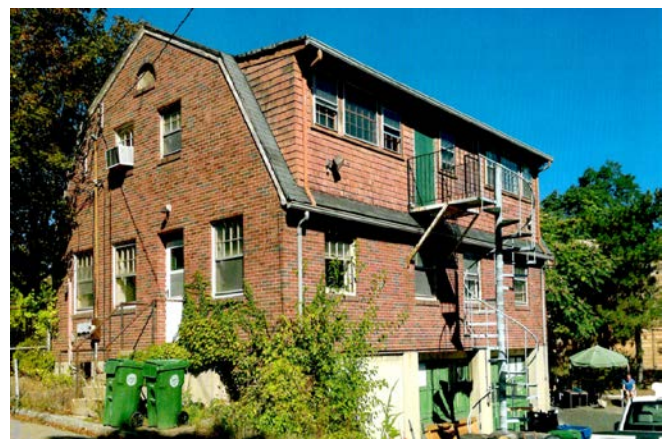
FROM: Barney B. Heath, Director of Planning and Development
Jennifer Caira, Chief, Current Planning
Katy Hax Holmes, Chief, Preservation Planning

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.



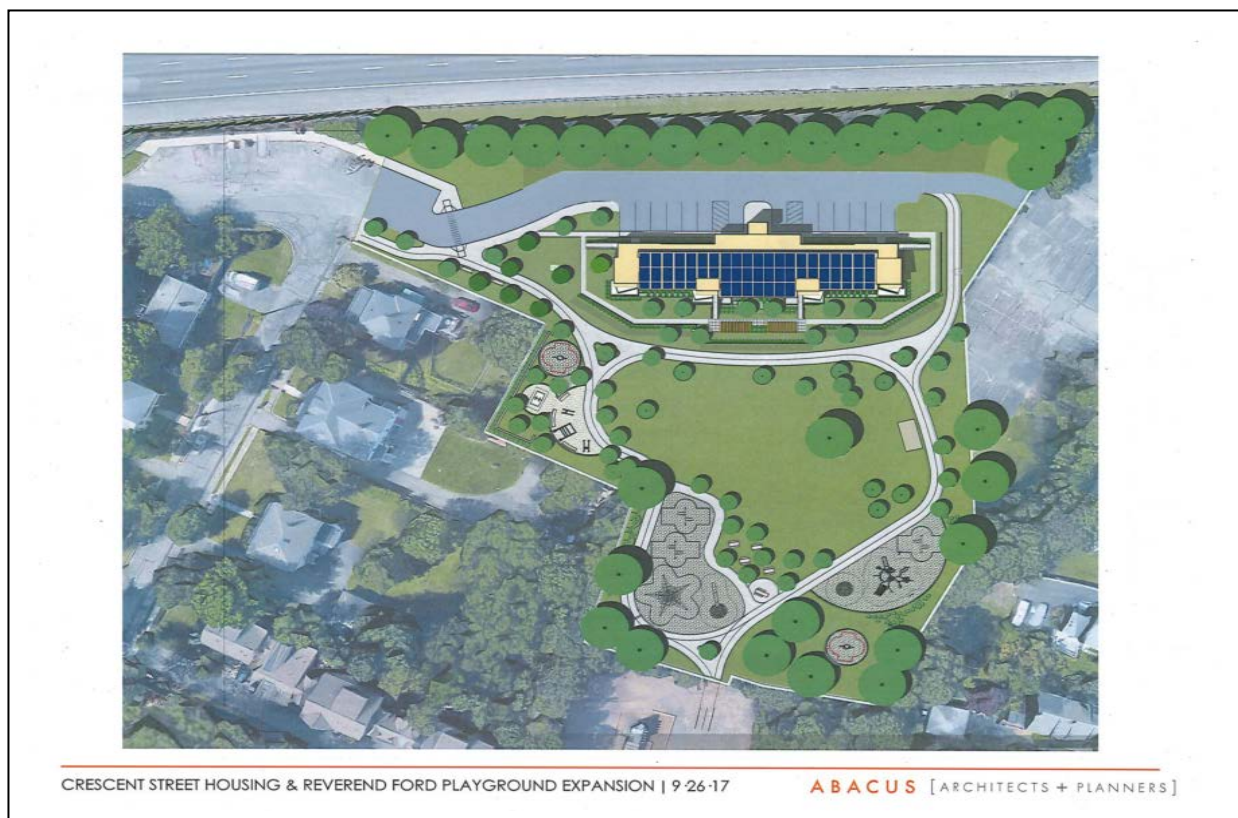
70 Crescent Street, Auburndale

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.

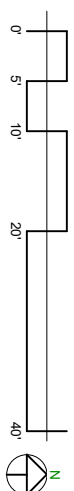
Attachment A: Engineering Memo, _____ 2017 (Attachment)

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



11/14/2017 5:39:30 PM

FIRST FLOOR PLAN
1/8" = 1'-0"



A 100
1ST FLOOR

CITY OF NEWTON
CRESCENT ST HOUSING

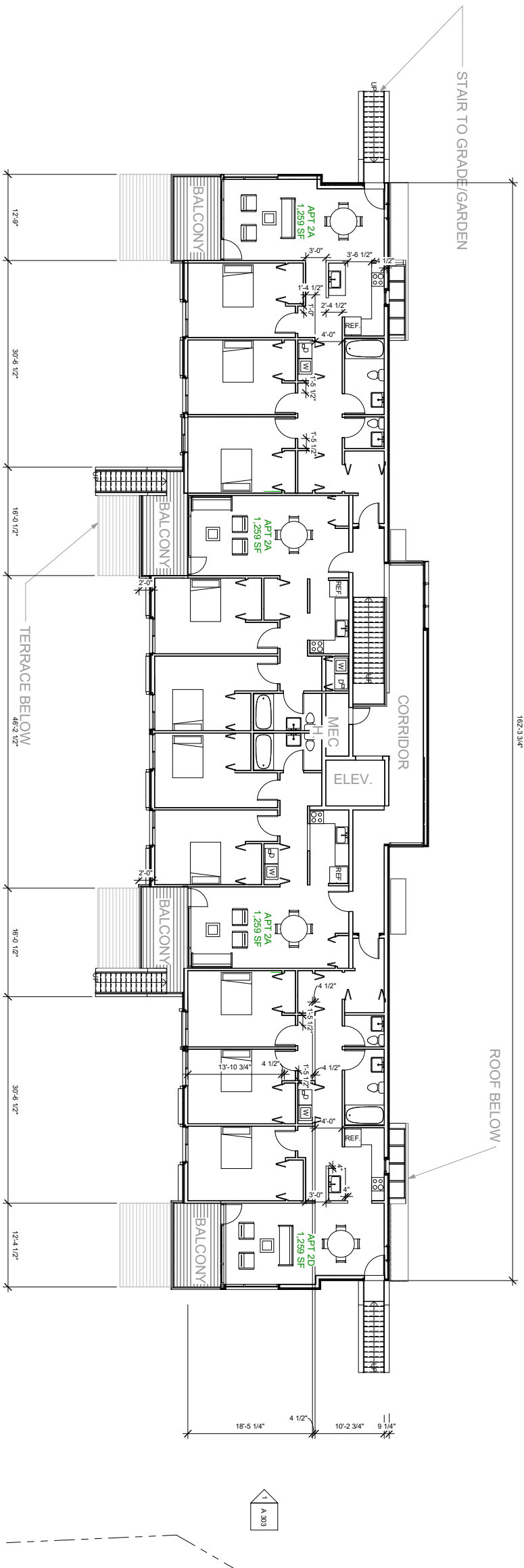
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NO.	DESCRIPTION	DATE

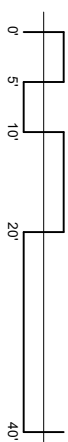
STATUS: SCHEMATICS DRAWN: JG CHECKED: DE

ABACUS [ARCHITECTS + PLANNERS]

119 Brantrose Street, Boston, MA 02134
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contact@abacusarchitects.com



SECOND FLOOR PLAN
1/8" = 1'-0"



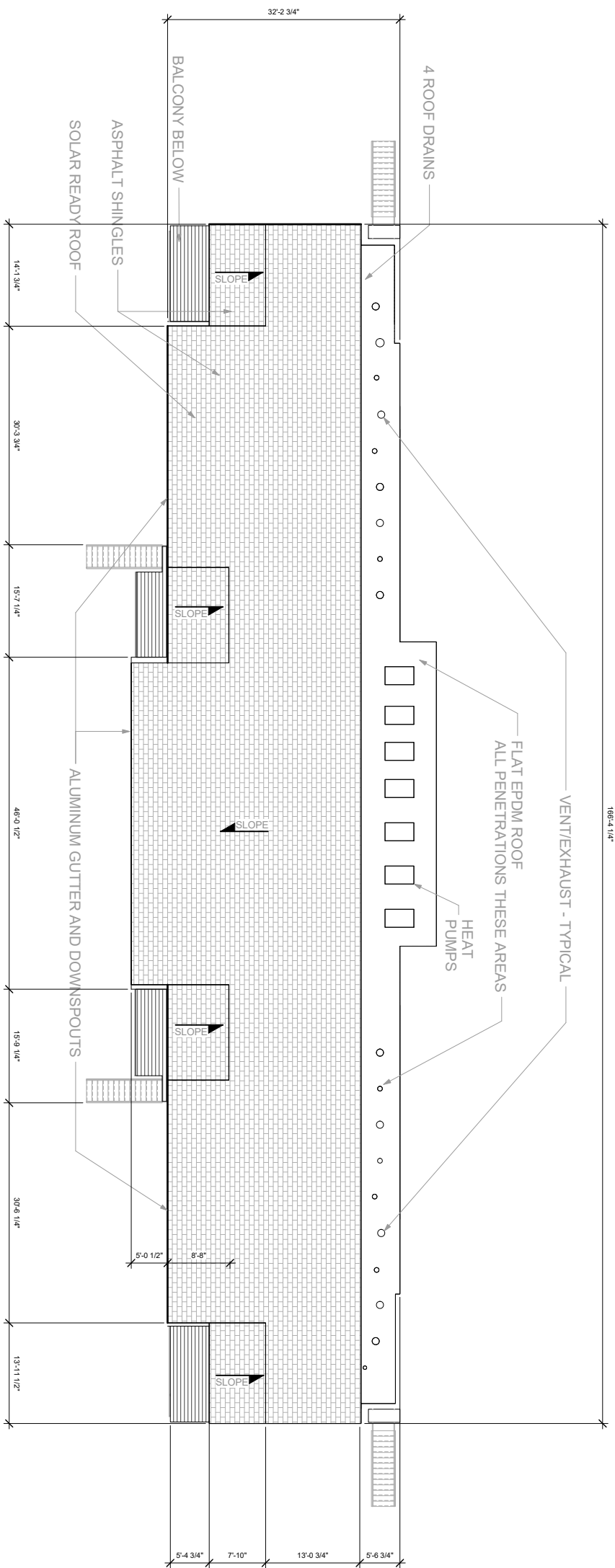
A 101
2ND FLOOR PLAN

CITY OF NEWTON
CRESCENT ST HOUSING

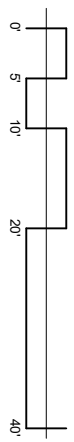
NO.	DESCRIPTION	DATE

DATE: 9/22/2017 SCALE: 1/8" = 1'-0" STATUS: SCHEMATICS DRAWN: JG CHECKED: DE

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Roof Plan Copy 1
1/8" = 1'-0"



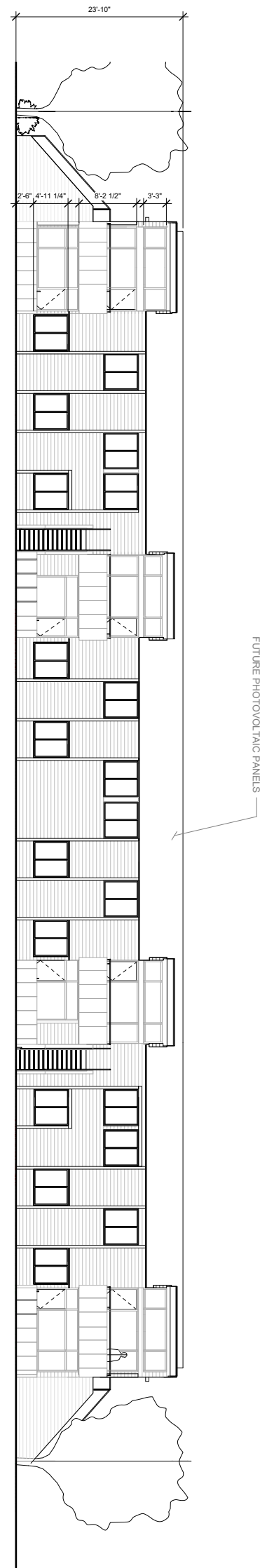
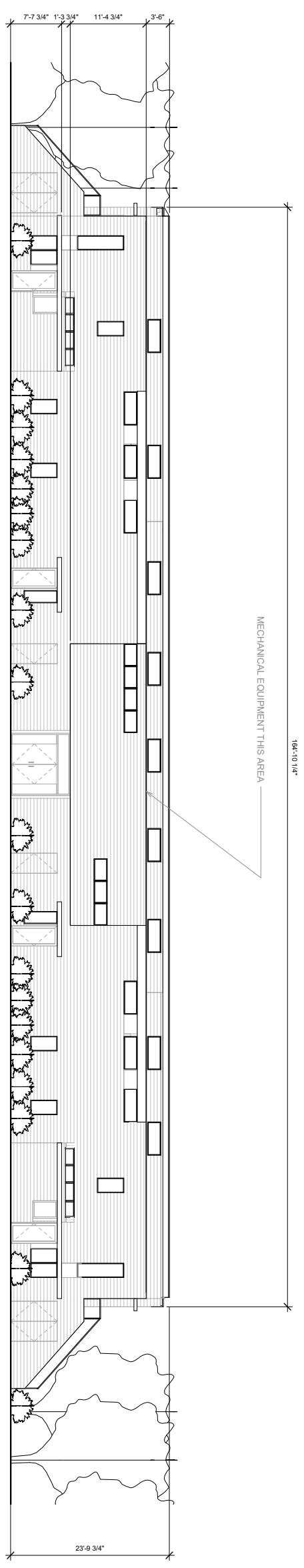
A 103
Roof Plan

CITY OF NEWTON
CRESCENT ST HOUSING
DATE: 9/22/2017 SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE

STATUS: SCHEMATICS DRAWN: Author CHECKED: Checker

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A 301 SUB-CATEGORY
NORTH & SOUTH ELEVATIONS

CITY OF NEWTON
CRESCENT ST HOUSING
DATE: 9/22/2017 SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE

STATUS: SCHEMATICS DRAWN: JG CHECKED: DE

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