

CITY OF NEWTON

IN BOARD OF ALDERMEN

REAL PROPERTY REUSE COMMITTEE REPORT

TUESDAY, JUNE 24 and SEPTEMBER 29, 2015

Present on June 24: Alderman Albright (Chairman), Ald. Crossley, Danberg, Fuller, Gentile, Hess-Mahan, Leary; absent: Ald. Lipof; also present: Ald. Brousal-Glaser, Yates, Sangiolo, and Cote; Staff: Alexandra Ananth (Chief Planner for Current Planning), Ouida Young (Associate City Solicitor), Linda Finucane (Assistant Clerk of the Board)

Present on September 29: Ald. Albright (Chairman), Ald. Fuller, Crossley, Lipof, Danberg, Leary, and Gentile; absent: Ald. Hess-Mahan; also present: Ald. Sangiolo, Cote, and Harney; Staff: James Freas (Acting Director of Planning & Development), Alice Ingerson (Community Preservation Program Manager), Josh Morse (Commission of Public Buildings), Ouida Young (Associate City Solicitor), Linda Finucane (Assistant Clerk of the Board)

#287-11(4) JOINT ADVISORY PLANNING GROUP and PLANNING & DEVELOPMENT DEPARTMENT filing their separate reports pursuant to Ordinance Sec. 2-7(2)b) identifying alternatives for the future use of the former Newton Centre Library/Health Department building at 1294 Centre Street, Newton Centre, which was declared surplus by the Board of Aldermen on March 5, 2012. (*Public Hearing opened and closed on January 29, 2013.*)

ACTION: HELD 7-0

NOTE: On June 24 the committee reviewed the five responses (attached) to the Request for Interest sent out by the Planning Department. A summary sheet, also attached, was provided by the Planning Department. The proposals are:

- New Art Center for an arts use
- Newton Center Hotel Project for a boutique hospitality use
- First Cambridge Realty for a residential and community component
- Boston Development Group for a café and general retail/office
- Friends of Newton Centre Branch Library for a community center

The committee questioned whether it might be possible to combine the New Art Center and the Friends of the Library proposals, but concluded that it is doubtful whether the New Art Center, which struggles with its existing building, can minimize any financial burden to the city, and the Friends group at this time has neither the financial wherewithal to secure the building nor the means to maintain it. The committee was skeptical of a plan that includes underground parking and was not enthusiastic about a hotel. Members were intrigued with Caffé Nero, a European café concept which is seeking a flagship location in the Boston area. In partnership with Boston Development Group it could minimize if not eliminate the financial burden to the city as well as provide a degree of public access.

All the proposals include saving the building. Some uses will draw more walkers. What about parking? Is there a tradeoff? How much activity does the city want on this site? Alderman Gentile reiterated that the city should retain ownership of the building. Alderman Yates believes that the Waban and Auburndale library centers are significant assets to their neighborhoods.

Lisa Gordon, a member of The Friends of the Newton Centre Branch Library, said it is not right to assume that respondents to the RFI cannot raise funds if given time.

The committee asked the Planning Department to obtain a survey and appraisal for the property.

This evening, Ms. Ananth reported that the survey of the property has been completed; however, the Planning Department believes an appraisal would be more accurate if there is a proposed use for the building. Alderman Lipof and Gentile agreed that an appraiser must be guided with what the city wants for the building, i.e., whether it is the highest and best use, a non-profit community use, or a public/private partnership. There was a suggestion that the city seek appraisals for different hypothetical uses. Alderman Lipof explained that not only would it be more expensive, but there are too many moving parts and with each hypothetical use the number would get thinner. The committee confirmed that the building is still uninsured and that the city cannot obtain insurance until it secures the building from further damage. Alderman Leary expressed her frustration with the amount of time and circular discussion spent on this item. It is time to move forward. Review the RFI and craft a board order to the Mayor.

Ms. Young confirmed that a reuse board order does not reference a specific user. The board order sets a nominal sale or lease price and includes goals to guide the Mayor in his negotiations. The committee concurred that a café combined with elements of public use is attractive.

To reach a minimum value, Mr. Morse suggested the price be calculated per square foot. Ms. Young said that the Assessors can give an idea of rents per square foot in Newton Centre. Alderman Lipof pointed out that saving the building will cost a small fortune, which an entity is unlikely to invest for a short-term lease, but he has never looked at this as a money maker for the city. Alderman Fuller believes it is premature to assume the city cannot get a certain amount of money based on the infrastructure. It is a prime location; an appraisal is important. The committee discussed the possibility of seeking Community Preservation funds.

Several committee members thought that \$3,000 to \$6,000 for an appraisal was short money. What about a dual appraisal for public/private use v. a public use, which could inform the committee of the price differential. Alderman Lipof pointed out that to do so would require the exact square footage of each use. Ms. Ingerson provided a Program Financial Overview for the Community Preservation Program (attached). This building is currently listed in the Capital Improvement Program as "CPA Eligible." She noted that the CPA funding would be based on the building itself, which is on the National Register, not its use. The use of CPA money would require that a permanent Historic Preservation Easement be placed on the building. A for-profit entity might obtain historic tax credits. Alderman Gentile reiterated that the city should hold onto the building and restore it through the pre-approved CPA process, for which a specific

scope of work is required as part of the application. The city found money to purchase Aquinas, which was an unforeseen purchase. This building should have been fixed three years ago. There is no downside to apply for CPA money. The committee should set a nominal value and pass it on to the administration. He agreed that an appraisal would not be helpful if the city is going to ask someone to restore the building.

Although Alderman Danberg earlier this evening proposed that the committee vote to require an appraisal, she withdrew that proposal and, with the exception of Alderman Fuller who was unconvinced that an appraisal would be a waste of money, the committee agreed to not seek an appraisal. The committee asked Mr. Freas to draft criteria based on the committee's discussions as well as the RFI and include those criteria in a draft board order for review in October. The item was held 7-0

#384-11(4) JOINT ADVISORY PLANNING GROUP and PLANNING & DEVELOPMENT DEPARTMENT filing their separate reports pursuant to Ordinance Sec. 2-7(2)b) identifying alternatives for the future use of the former Parks & Recreation site at 70 Crescent Street, Auburndale, which was declared surplus by the Board of Aldermen on February 6, 2012.(*Public Hearing opened and closed on February 26, 2013.*)

ACTION: HELD 7-0

NOTE: On June 24 the committee invited public comment on the proposed use and a draft Request for Interest for this site.

Elaine Rush-Arruda, 1921 Commonwealth Avenue, said the greatest concern is why the city is seeking to develop this land at all. This part of the city has a ratio of open space well below the national average. Five new properties have been developed within 100 yards of this site and three more are under demolition delay. This is public land zoned for public use. Parks and green space contribute to the health and well-being of the public.

Beth Schroeder, 151 Ridge Avenue, submitted a letter in favor of retaining open space. She supports a park that would memorialize the historic neighborhood settled by freed slaves after the Civil War and destroyed by construction of the Massachusetts Turnpike. The city owns this land. It would be a loss to the local community and the city to disregard this opportunity.

Doris Tennant, 14 Churchill Terrace, has lived in Newton for 30-odd years and for 14 years has run business in Newtonville. There is an obligation to provide diverse housing in the city. The community needs housing and improved open space, how appropriate to honor an African-American community by building housing and improving open space. The city can do both.

Rick Jacobson, 117 Crescent Street, has been a teacher at the Williams School for 26 years. He opposes adding more congestion to an already congested area. The neighborhood needs more noise mitigation and more green space. This is a neglected part of the city.

Shule Aksan, 98 Crescent Street, said this is an overdeveloped neighborhood. In the charrette held several years ago not one person favored housing. The Comprehensive Plan promotes pocket parks. The size of this site is not adequate for both housing and open space.

Chris Ludwig, 7 Weir Street, loves the neighborhood where he has lived for two years, but it is dense. The entire site should be reserved for open space.

Kathleen Kouril-Grieser, 258 Mill Street, said one of the non-binding questions on the ballot concerned public input prior to selling city-owned land. The voters sent a message that they want a say in surplus city-owned property. If this property is developed, it cannot be undeveloped. It is the Board's role to protect, not facilitate development.

Sarah Quigley, 105 Atwood Avenue, pointed out that the Parks & Recreation Commission voted unanimously to retain this site as open space. The city is responsible for an environmental assessment of the site and should know the associated costs before issuing an RFP.

Rene Thorson, a one-year resident of 96 Crescent Street, said that there are already traffic and density issues.

Josephine McNeil, a member of U-CHAN, said the goal should include provision of new homes, with at least 25% qualifying as affordable along with the neighborhood's request for improvement of the city-owned playground and tot lot.

Howard Haywood, who is a commissioner of the Newton Housing Authority, said the city has an obligation to provide both open space and housing for all of its citizens.

Lisa Gordon, 76 Elgin Street, believes the city has the responsibility to discuss what affordable housing means. Pitting communities against one another and making open space proponents look like they do not care about housing is not productive.

Michael Kaplan, 10 Auburn Terrace, a three- to four-year resident, urged the committee to protect public land and protect open space.

Julia Malakie, 50 Murray Road, noted that that draft RFI included no minimum requirement for open space. She cited the development at 192 Lexington Street.

Alderman Gentile referred to the pro forma that Ted Tye of National Development (which has no interest in developing this property) was kind enough to prepare and which the committee reviewed at its June 24 meeting. The pro forma (attached) based on 8 units, one half of which would be affordable, would make the project CPA eligible for up to 50% of the construction costs. Alderman Gentile believes the city should construct the project. The committee discussed how this would be accomplished. Ms. Young indicated that Public Buildings would oversee the construction as it does for other city buildings. Responsibility for managing the completed project would have to be determined. Several members suggested that the Newton Housing

Authority would be a logical choice to manage the property. Alderman Hess-Mahan was not convinced on the assumption for remediation. He also suggested the committee reconsider the cap on the number of units. He noted that seniors are underserved population. He would support more small units for seniors, all affordable. Howard Haywood said there is a three- to five-year waiting list for housing for seniors with an average income of slightly over \$10,000 a year. Alderman Crossley agreed there is an urgent need for senior housing. As to the remediation, the city owns the site. She believes the pro forma is an excellent frame work. The soft costs are generous, but she is not sure about the construction costs. She pointed out that the proposal for this site is unlike the side-by-side duplexes cited by Ms. Malakie at 192 Lexington Street. Alderman Brousal-Glaser said that 50% affordable units are better than 20%. Another advantage is that as the owner of the property, the city has the power to be specific with the boundaries of the Myrtle Baptist parking.

Alderman Fuller agrees that by not having someone buy the lot and assume responsibility for the 21E, the city can get additional units; however, she believes that sending out an RFI will be helpful and a better project can result from learning how others would approach developing the site. It is possible at this point to set the maximum number of units with flexibility in the RFI to see what comes back in response. An RFI is to get as much information and as many ideas as possible. Alderman Gentile disagreed that the city needs to send out an RFI. He pointed out that a green building requirement can drive up costs by a significant amount. He remains committed to eight units, which is the number that has been discussed. Alderman Cote believes that the case for a park and open space has been made and that people are not being listened to. The abutting Eversource property is a potential acquisition. Alderman Sangiolo said the church parking is the biggest elephant in the room. The issue must be resolved. At this point it is not known how much space will be required for parking, or how much open space or how much hardscape v. pervious surface there will be. Mr. Haywood said there are a number of misconceptions: the church is more concerned with access in and out of the parking lot. Perhaps it would be helpful to stake the property lines.

The committee considered limiting the square footage of the building(s) or limiting the lot coverage instead, as was done in the Kessler Woods petition. A footprint of 12,500 would allow creation of additional but smaller units. Should an RFI be issued to see how developers would approach the site? Should the city assume the cost of the 21E? What entity should be tapped to manage the project when completed? Should the Planning Department explore filing an application seeking community preservation funding?

Ultimately, the committee voted unanimously to ask the Mayor to move forward with the 21E and to ask the Planning Department to explore CPA funding.

This evening Public Buildings Commissioner Josh Morse explained that when asked during budget discussions whether Public Buildings could build housing, his initial response was no. However, Public Buildings could act as a project manager, which is the role the department assumes with the construction of schools, fire stations, etc., jointly with the Parks & Recreation Department, who would assume responsibility for the enlargement of the playground/recreation

portion of the site. Generally, public construction is more expensive than private construction, but in this case there would be no development fees because the city owns the land. If the city were to construct the project, it would pay more in labor, but save on development fees. Although it is not free just because it would be overseen by city staff, Mr. Morse believes it would also be more personal and sensitive to the neighborhood in that the city would be more available to address any concerns. Mr. Freas agreed that the city could provide the number of staff in-house. This could be a pilot model for other mall projects. As to affordability, several members continued to believe that all the units should be affordable, while others favored a mix. It was pointed out that market rate units subsidize the affordable units. If a project is 50/50, one half can be funded with community preservation money. Ms. Ingerson referred members to the Program Financial Overview for the Community Preservation Program.

Ms. Young pointed out that Chapter 705 of the Acts of 1975 established the Newton Community Development Authority which, although it has never before been active, has broad authority. Essentially the Director of Planning & Development the Planning ex officio acts as the "Authority." Ms. Young said that since this type of project has never been done it is unclear at this point whether it would require a special permit or a Sec. 5-58. The city is looking at which process is most appropriate. The advantage the site plan approval process for city-owned property in Sec. 5-58 provides versus rezoning the property is that it frees the city from the constraints of the setbacks and other requirements of Chapter 30 to allow a more flexible site plan.

Alderman Cote said there is a push from the community for more playing fields in the area, which acquisition of the Eversource property could facilitate. Several people have suggested that the Parks & Recreation Department move back to the site. Alderman Sangiolo said she had docketed an item about the relocation of that department, which has now moved to the Kennard estate. Alderman Gentile said that although it would be great to acquire the Eversource site, it does not appear it is on the market. He cautioned that it is important to have the neighbors weigh in as the majority probably does not want playing fields that would attract so many people and additional traffic to the area. Mr. Freas was asked to provide a draft board order for the committee's review at its October meeting.

The meeting was adjourned at approximately 10:30 PM.

Respectfully submitted,
Susan S. Albright, Chairman

Summary of 1294 Centre Street RFI Responses

<u>Applicant</u>	<u>Development Team</u>	<u>Complete Application</u>	<u>Use</u>	<u>Terms</u>	<u>Price</u>	<u>Building</u>	<u>Minimize or eliminate financial burden to City</u>	<u>Public Interaction/Community Use</u>	<u>Connectivity to Open Space</u>	<u>Enliven Neighborhood</u>	<u>General Notes</u>
New Art Center		Yes	Arts use	Lease	No price given		Not clear				The NAC is currently seeking funding from the CPC to renovate its existing building. May need CPC funds to restore building.
Newton Center Hotel Project	Gerals Fandetti and David Proch-Wilson	Yes	Boutique hospitality use	Purchase	No price given	Hotel tower off footprint		Space for meetings and social events	Not clear		Experience with underground parking
First Cambridge Realty Corp.	Stuart Rothman and Lewis Robert	Yes	Multi-cultural / community center + residential	NA	No price given	Maintain portion of existing building			Not clear		Abutting property owner
Boston Development Group	David Zussman	Yes	Café + general retail or office	Purchase or Lease	No price given						Abutting property owner
Friends of the Newton Centre Branch Library	Nancy Honig and Carol Summers and Others	Yes	Community center	City retains ownership	No price given						Close to main library, current branch libraries depend on City for some funding. May need CPC funds to restore building.



June 17, 2015

Alexandra Ananth
Chief Planner for Current Planning
City of Newton
1000 Commonwealth Avenue
Newton MA 02459

Dear Ms Ananth,

I write to express the interest of the New Art Center in Newton, Inc. in acquiring by lease or purchase the property at 1294 Centre Street, Newton Centre, Massachusetts.

Background of Applicant:

The New Art Center in Newton (NAC) is a 501 (c) 3 not-for-profit organization. We are a community arts center, founded 38 years ago in a 19th century church in Newtonville. We build community through the experience of visual art by teaching studio practice and curation, providing opportunities both to make and to see art. Some 2700 students register each year in more than 600 courses spread over four semesters, including a 10-week, full-day summer art program for 60 – 75 children ranging from six years of age through the end of high school. Each year the NAC exhibition program hosts 10 – 14 exhibitions in two galleries, drawing approximately 5000 visitors. The regionally-recognized exhibition program blends community-generated art with that of emerging and established artists from across the region, the country and the world. The NAC is by any measure the largest and most established organization in Newton focused on the experience of creativity and the visual arts.

The New Art Center is conducting a strategic planning exercise in preparation for significant institutional change. Our program, although more successful than ever, is ripe for renewal. Our outdated facility is holding us back, and we need to renovate for sustainability and to expand beyond our physical limitations. We are considering many alternative visions for sustainable growth into new program areas, new communities, new formats and new audiences. As such, the RFI for the Newton Public Library building at 1294 Centre Street comes at a serendipitous moment in the NAC's history.

Fitness of Subject Property to Arts Experiences:

The building at 1294 Centre Street would benefit the New Art Centre in a variety of ways. The structure and the location support public uses (gallery, retail, lectures, events) that present a challenge in our current location. Nearby parking, public and school transportation systems, as well as physical accessibility into and within the building is excellent, and would provide significant untapped markets for our current visual arts offerings, as well as opportunities to expand the range of experiences we can offer.

The building also poses several significant challenges, with which we are already familiar from our present location: leaking roof; need for renovation both indoor and in the landscaped areas; obsolete and inefficient systems; lack of environmental controls and security.

Finally, there are significant unknowns that we will need to explore: level of market interest; costs of repair and renovation; sources of funds to finance those costs. While the time available for this response to RFI is not sufficient to research all these questions, nonetheless there is interest in our organization in considering this acquisition or agreement.

Proposal:

The greatest potential of 1294 Centre Street for the New Art Center is as a space for exhibition, convening public conversations about the role of art, holding events to celebrate the experience of art, engaging a broad community directly in exploring art, and supporting those experiences through a selective expansion of our successful studio programs. Using the building in this way would have a significant impact on the character of the Newton Centre village, with outdoor art installations, public events and classes held on the grounds and throughout the neighborhood (as we already do in Newtonville), through a full schedule including evenings and weekends.

Renovation:

The RFI refers to an estimated cost of \$1.5M to repair the structure. Some additional renovations would be required in order to make the space useful for our purposes. Our chief requirements would be:

- Remove permanent partitions to create flexible, well-lit space that could house presentation-style programs for 150 – 200 people in the West and central rooms,
- Build a meeting room, reception/retail space, storage and private office in the central cluster (with stair to basement & powder room)
- Renovate to create a studio space in the East room, including sinks/washup areas. Specialized built-in cubbies or other studio furniture as needed.
- Wall surfaces in West, North & central rooms consistent with gallery needs,
- Install kitchen
- Install lift access to lower level of main floor.
- a moveable partition system for exhibition
- Lighting throughout
- Floor treatments throughout
- Reorganize space in the basement into storage and additional studio space
- Replace HVAC with energy-efficient heating/cooling units.
- Landscape re-design to allow for outdoor events/classes and circulation through the lot & connect with walking paths through the Center.

Economics:

An extension of the New Art Center at this location would be supported 65% by classes and ticketed events, 25% by fundraising and the remainder through retail and gallery sales and space rentals. The mix would replicate closely our current business model, with a somewhat higher reliance on ticketed events and sales, and slightly less on class fees.

If experience here at the Washington Park location can be used as a guide, we would generate approximately \$200,000 in gross revenue for the year through classes. Annual fundraising could provide \$75,000. Rentals and gallery sales may contribute \$15,000 each year, for a gross revenue of \$285,000. That number is just over 25% of NAC's current operating budget. (Please see an example break-out budget attached)

Since we plan to continue operating the Washington Park building as an art center, we would realize substantial economies for overhead items such as insurance, administrative services, audit etc. We would incur capital expenses for equipment, particularly furnishings, IT, phones and office equipment.

Expenses would include 2.5 FTE of operations personnel on site, \$90,000 in faculty salaries, \$15,000 each in facility operating costs and additional marketing, \$10,000 each in Utilities, Education Supplies, Exhibition Expense and Professional Services. This would result in a surplus of approximately \$50,000. Per year, some of which would be retained to provide operating reserve and systems replacement, and some of which could service approximately \$250,000 in debt. Discussions around formation of such a plan would need to explore both funding and financing options for initial renovations.

Conclusion:

A home for the visual arts in Newton Centre would be a potent symbol, creating a focus for the public perception of Newton as a city that supports, promotes and values its citizens' achievements in the arts and creativity. As a city committed to providing a stimulating, well-rounded life to its citizens and other residents, the lack of public venues providing sophisticated visual arts programming is notable. The use of this space as a highly visible, easily accessible venue for experiencing the visual arts, in the heart of the city's busiest village center, would have a tremendous impact on how the city views itself, and is viewed by its neighbors. That there is already a proven partner in the New Art Center with 38 years track record providing sophisticated yet engaging experiences of art to Newton residents and, equally, to bringing residents of other towns in the region here to Newton, is a strong positive factor, setting Newton up for success in this endeavor.

Sincerely,



Daniel Elias
Executive Director

Appendix A: Sketch budget for New Art Center operations at 1294 Centre Street, Newton, MA

This 12-month budget assumes one studio space programming studio art classes, 24 classes per 11-week semester at an average of 7 - 8 students per class, four semesters per year. It assumes 10 – 14 exhibitions per year in two gallery spaces, and open hours of the facility of 9:30am - 9:30 pm, M – F and 9:30 am – 6 pm Saturday. Finally, it assumes that many of the central office functions and expenses would be shared with the New Art Center’s Washington Park facility. (NB: This budget is for purposes of discussion only and does not represent a fully-tested plan to run such a program.)

Sketch Annual Budget for NAC operations at 1294 Centre Street.

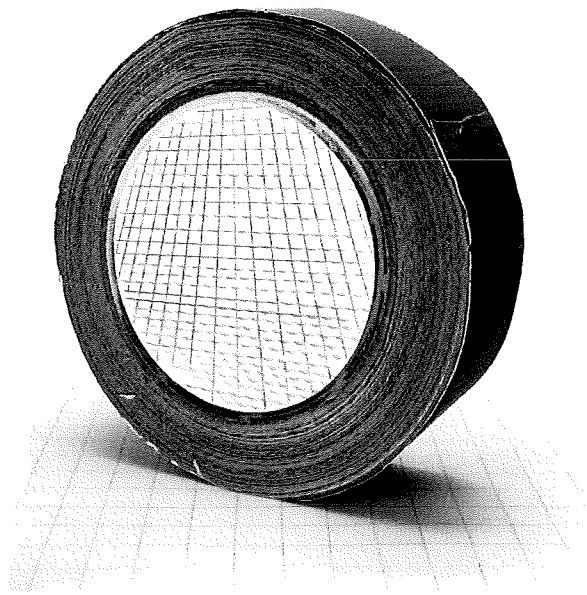
Income		
	Earned Income	\$215,000
	Contributed Income	\$75,000
Total Income		\$290,000
Expense		
	Administration	\$75,000
	Faculty	\$89,600
	Education Expense	\$10,000
	Facilities Expense	\$15,000
	Utilities Expense	\$10,000
	Exhibition Expense	\$10,000
	Fundraising Expense	\$3,000
	Office Expense	\$5,000
	Professional Services	\$10,000
	Marketing Expense	\$15,000
Total Expense		\$242,600
Total Income		\$290,000
Surplus		\$47,400

FOR IMMEDIATE RELEASE

Curatorial Opportunity Program 2015-2016 Selections

(Newtonville, MA) The New Art Center is excited to announce the 2015-2016 Curatorial Opportunity Program selections.

The Curatorial Opportunity Program (COP) is an open-call curatorial platform that investigates contemporary culture through the visual arts. It makes possible diverse curatorial visions in a collaborative, non-profit and alternative exhibition space. Curators of selected group exhibitions receive a 1,000 USD stipend and administrative, promotional and technical support.



(left) Terry Conrad, *Home Press (2)*, 2014, found materials, variable dimensions. Photography by PD Rearick
(right) Danny Goodwin, *Duct Tape Decoy*, 2014, pigment print, edition of four, 52"x44"

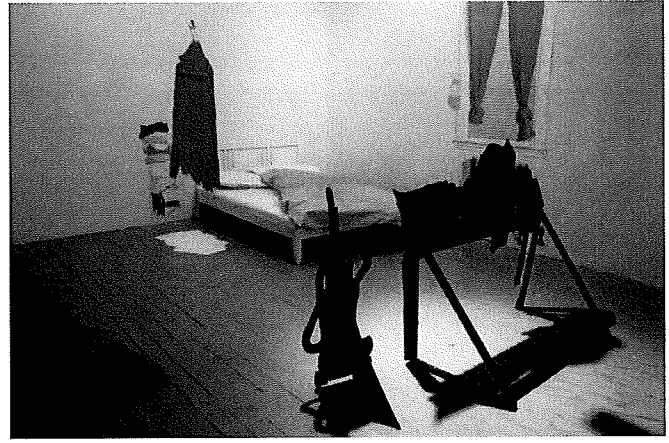
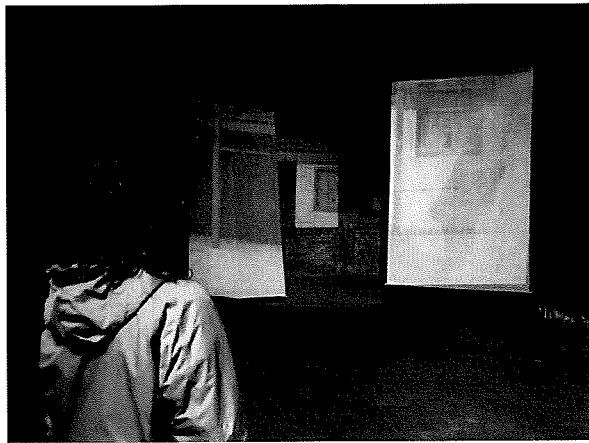
Decoys and Devices

November 6 – December 19, 2015

Curated by: Liz Blum (Newburyport, MA)

Artists: Terry Conrad (Round Lake, NY) & Danny Goodwin (Delmar, NY)

Artists Terry Conrad and Danny Goodwin playfully transform raw materials to make objects, prints and photographs that are at once low tech DIY and cool and clinical. Focusing on process and its potential for theatricality, the relations between image-making and sculpture are investigated.



(left) Emma Hogarth, *Compound Vision* (installation view), 2012, Site-specific interactive video installation.
 (right) Kevin Frances, *Our Bedroom, Westminster St.*, 2012, screen prints, masonite, wood, foamcore.

You Are Here

January 8 – February 20, 2016

Curated by: Pamela Campanaro (Salem, MA)

Artists: Darek Bittner (Portland, ME), Dan DeRosato (Salem, MA), Kevin Frances (Boston, MA), Mark Hoffmann (Salem, NH) and Emma Hogarth (Providence, RI)

This exhibition presents place as physical, geographical, liminal, or psychological spaces. Each artist will interpret the subjective phrase "You Are Here", commonly found on directory maps, to present place through the scope of their practice.

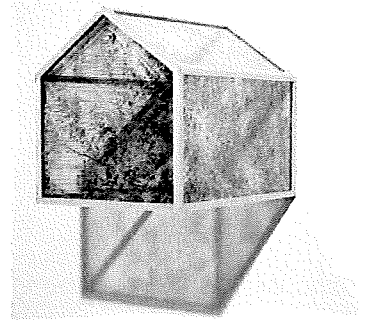


Merz Framed: Sculpting the Photograph

March 4 – April 10, 2016

Curated by: Jamilee Polson Lacy (Providence, RI)

Artists: Anthony Baab (New Orleans, LA), Miriam Böhm (Berlin), Kate Bonner (Oakland, CA), Joshua Citarella (New York, NY), Theresa Ganz (Providence, RI), Daniel Gordon (Brooklyn, NY), Jessica Labatte (Chicago, IL), Marina Pinsky (Los Angeles, CA), Frank Poor (Providence, RI) and Kate Steciw (Brooklyn, NY), among others



Merz Framed: Sculpting the Photograph features artists who use the illusive qualities of photography to manipulate the rich tradition of abstraction and the readymade in sculpture. The exhibition takes its title from the famous Merzbau, German artist Kurt Schwitters' house-filling sculpture that was destroyed by WWII bombing. The Merzbau was never viewed by the public and could be experienced only through photographic documentation. Likewise, the artists in this exhibition all create or find three-dimensional configurations, and then present photographs of them as final artworks. In most cases, the original formations, often abstract sculpture or experiments with found objects, are never shown outside the studio or beyond their original location.



(top left) Kurt Schwitters, *Merzbau*, 1932

(top right) Frank Poor, *Hidden Tobacco Barn– NC*, photographs printed on transparency films, Plexiglas and basswood. Image courtesy of the artist.

(bottom right) Jessica Labatte, *Pond Weeds #5*, 2014, unique color photograph of sculptural papers. Image courtesy of the artist and Western Exhibitions.

Obstacle Course

April 19 – May 21, 2016

Curated by: Cathy McLaurin (Boston, MA) and Courtney McClellan (Boston, MA)

Artists: Joanna Tam (Boston, MA), Cathy McLaurin (Boston, MA) Garrett Yahn (Boston, MA), Nicola Singh (UK), Ghana ThinkTank (US), Tal Gafny (Israel) and Alyssa Carson (US), Courtney McClellan (Boston, MA), and Caitlin Berrigan (Germany)

Obstacle Course performs, examines and critiques collaboration in art making today. Artists and viewers alike advise, adapt, demand, play, teach, listen and translate. Placing process before product, the exhibition questions the offerings and challenges of collaborative and delegated making.

Image: Ghana ThinkTank, *Corona Cart*, 7'x8'x4', 2011.
Photo courtesy of Ghana ThinkTank



About the New Art Center

The New Art Center supports the development of visual artists and cultivates a community that appreciates art. We offer a supportive culture that takes art and artists seriously. We serve over 2,500 students annually in hundreds of classes and workshops. Our faculty includes some of New England's best art educators. In a setting that is welcoming and accessible by public transportation, we offer an inclusive, multi-generational approach to art education that has served children, teens and adults at all skill levels since 1977. We operate one of the few mid-sized nonprofit exhibition spaces in New England, which attracts over 4,000 visitors annually. The Curatorial Opportunity Program (COP) is an open-call curatorial platform unique to the region. It is a collaborative vehicle through which curators and artists present thoughtful and innovative contemporary group exhibitions. It is the foundation of our Connections program for gallery education, and is often connected with our invitational Artist in Residence program.

Address: 61 Washington Park, Newtonville, MA 02460

Gallery Hours: Tuesday - Saturday, 1PM - 6PM, and by appointment.

The Main Gallery is wheelchair accessible. Please call [\(617\) 964-3424](tel:6179643424) for more information, or visit us online at www.newartcenter.org.

Transportation: The nearest T stop to the New Art Center is Newton Highlands on the Green Line (D/Riverside), then take the #59 North bus on Walnut Street, exit at Walnut St and Washington Park. Alternatively, take the #553, #554, or #556 buses from Downtown Crossing and exit at the Washington/Walnut Street corner. Call the MBTA at [\(617\) 722-3200](tel:6177223200) for schedules + fare information. The NAC is also accessible from the Mass. Pike, Route 128, or the Newtonville stop on the commuter rail (Framingham line).

#



Connections @ the New Art Center

A free, fun way for school and community groups to engage with visual art!



Curator Adrienne Jacobson and CATS Academy students visit the main gallery exhibition "Excavations".

Connections is the New Art Center's community outreach program, which aims to increase access to and engagement with the visual arts. *Connections* offers free group tours of our exhibits for school and community groups. Groups are invited to schedule a visit during our exhibitions season.

Group tours are interactive and age-appropriate. New Art Center staff and volunteers ask thoughtful and open-ended questions about the artwork on display. Groups can also choose to participate in a hands-on art making activity inspired by the exhibit on view. This program allows visitors to engage with, think about and respond to contemporary art. *Connections* shows how the understanding of art is a necessary part of modern life.

For more information about *Connections*, or to schedule a visit, please contact:

Casey Curry

Manager of Exhibitions
& Gallery Learning

(617)964-3424 ex. 17

Casey@newartcenter.org

Newton Center Hotel Project

Response to RFI

Date: June 17, 2015



PROPOSED USE

We are proposing restoration and repurposing of the subject property to a boutique hospitality use. We believe this intended use will allow conformity with the required maintenance of the structure and its historical designation as well as maximization of public use and access.

Additional benefits to the community are:

- Property tax revenues
- Hospitality tax benefits to the community
- A public use that is compatible with the area
- Linkage benefits to local retail, as well food and beverage establishments
- Space for accommodating local meetings and social events

General Features of the hotel being contemplated are as follows:

- Low profile - the integration of the rooms with the existing structure will dictate the height required. It is the intention of the development team to minimize this as much as possible by locating the rooms tower off of the footprint of the public space.
- It is contemplated that the hotel will operate independent of any major brand thereby allowing maximum design and operation flexibility
- The existing historical structure will be utilized to provide public area space consisting of lobby, meeting room(s) and a breakfast bar to serve patrons. The breakfast area will not be used to serve the general public and thereby avoid any competition with local food and beverage facilities now in operation. No lunch or dinner service will be provided.

The realization of a commercially functioning facility that meets public requirements will require a thoroughly vigorous public process involving city design specialists, historical specialists and the development team. We welcome the process and can provide evidence of our ability to work through these requirements in similar circumstances in the Boston market.

PROPOSED ACQUISITION

We propose a purchase of the facility as opposed to a lease. The exact terms of the purchase can be worked out as part of the review process.

QUALIFICATIONS

Gerald Fandetti and David Proch-Wilson are teaming up to provide a hospitality development and operation team that responds to the requirements of the RFI and potential RFP.

The combined expertise and resources results in a team with hotel development and construction knowledge, local boutique hotel operating knowledge, design and procurement knowledge, the capital resources to complete the task and the local development experience that will allow the team to deal with the permitting process.

Both Gerald Fandetti and David Proch-Wilson have strong, relevant and current experience in dealing with highly public permitting processes.

David Proch-Wilson

David Proch-Wilson has been working in the hospitality industry for over 25 years with a concentration in hotel developments. After a solid career in international banking during which David financed some of the largest real estate transactions in the Boston market to that point in time, he moved on to work with ITT Sheraton developing hotels throughout North America. At the time of his departure from Sheraton in 1995, David was the Vice President and Director of Development for all of North America. During his time with Sheraton, David developed and oversaw the construction of thousands of hotel rooms, the majority of which were urban properties.

Subsequent to leaving Sheraton, David formed a hotel consulting business and a residential development and construction business. This latter business was discontinued in 2009 with the last of the residential developments. Since that time his concentration has been 100% in the hospitality development field.

During the last 10 years David has completed the Embassy Suite Hotel at Logan Airport and the Marriott Courtyard Hotel in Brookline at Coolidge Corner and has acted as contractor to renovate the 270 room Crowne Plaza Hotel in Newton, MA. In addition, working with Pinnacle Advisory Associates, David has provided construction consulting for the Ocean House Resort in Watch Hill, RI and independently has provided consulting services to two different companies that have acquired a number of hotels in the Canadian market. Lastly, David provided and continues to provide consulting and negotiation assistance to a local hotel company in their dealings with Harvard University.

A complete summary of hospitality projects on which David has worked is attached as Exhibit A.

The Fandetti Family

Gerald Fandetti is an Architect and developer of real estate and hospitality properties for the last 35 years. Along with his wife Charlotte Forsythe and family members he currently operates three hospitality properties all of which were developed by them:

1. The Kendall Hotel, a 77 room property in Cambridge MA with underground parking and bistron style restaurant;
2. The Willowdale Estate, a function venue in Topsfield at the Bradley Palmer State Park; and,
3. The Mary Prentiss Inn, a 20 room property with underground parking also in Cambridge MA.

As an Architect Gerald worked for major architectural firms such as The Perkins and Will Partnership and Cambridge Seven Architects. Many other projects have been developed by Gerald including midrise condo projects, town house developments and shopping malls, all in urban areas.

Gerald has also developed upscale residences and adaptive reuse of historic properties the most of recent of which was the Kendall Hotel.

Contact Information

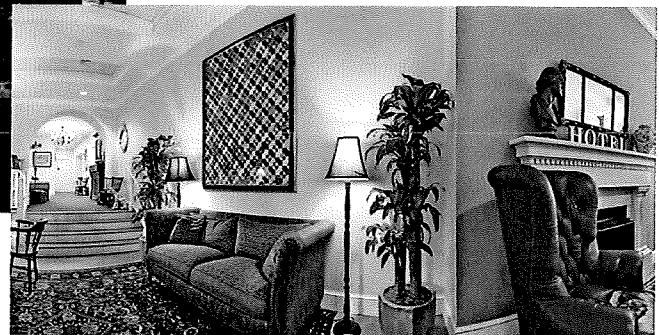
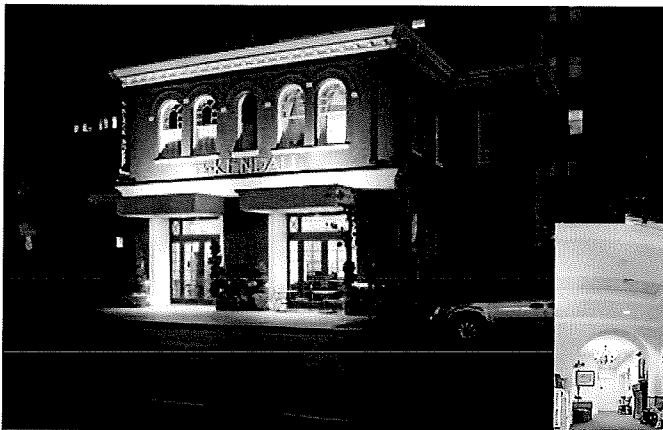
David Proch-Wilson **617-763-4771**
dprochwilson@gmail.com

Gerald Fandetti **617-577-1377**
germno@me.com

COMPARABLE PROJECTS AND REFERENCES

We encourage the review committee to visit and review each of our properties web sites and guest reviews to become more familiar with their look and feel and overall quality. As the projects are all local, actual site visits can be arranged if it is thought helpful to the selection process

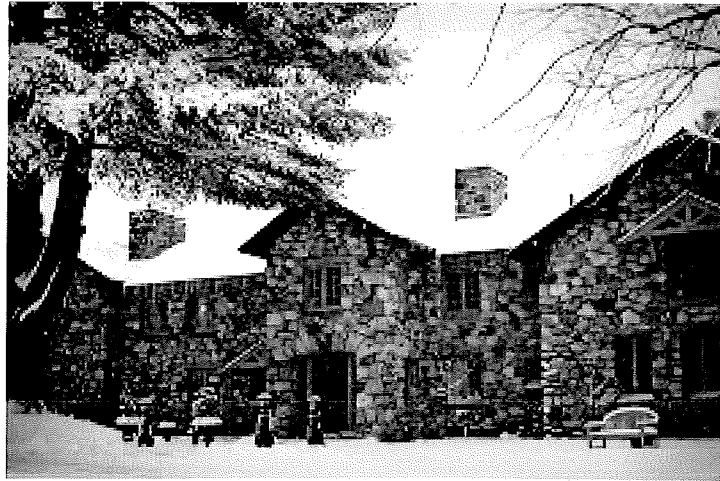
1. The Kendall Hotel, 350 Main Street, Cambridge MA.



This property was awarded to the Fandetti family through an RFP from the City of Cambridge, MA. The RFP requested a reuse of the abandoned Engine 7 Fire House in Kendall Square. The final phase of the development was completed in 2007. Although there were many bidders for the project including MIT we brought forth a proposal that not only retained the historic firehouse but brought in substantial income to the city and created an oasis of activity in an area in dire need of such a facility. Although the Fire House was located in the center of a small site, 9600 sf, making development difficult, a plan was developed to add a 7 story tower on the site, which allowed us to keep the historic Firehouse and still make the project financially feasible. That plan required the construction of an underground parking garage and moving the 500 ton brick firehouse over it so the building would have direct street frontage and thereby make space for the construction of the 7 story addition. The City Manager, Robert Healy, and Historic Commissioner Director Charles Sullivan as well as many other Cambridge city officials promoted the project.

2. Willowdale Estate, 24 Asbury Street, Topsfield MA.

Although this project is not in an urban context it is relevant in that the development was awarded to the Fandetti family through an RFP offering from the State Department of Conservation and Recreation under the Historic Curatorship program. The property consists of two buildings totaling 26,000 sf., a mansion building and coach house. The property was the estate home of Bradley Palmer a prominent lawyer and business person around the turn of the last century. Upon his death in 1945, the property was willed to the state and consequently it had fallen into a state of disrepair. We proposed using the mansion and coach house as a small inn and function facility for weddings and corporate events. The project was completed last year. The facility hosts over 145 weddings and over 50 corporate events per year. The administrator for the program at DCR is Mr. Kevin Allen



3. Mary Prentiss Inn, 6 Prentiss Street, Cambridge MA.

The inn is a historic property listed on the National Register of Historic Places. It consists of 20 rooms with below grade parking and a large outdoor terrace for guest dining and leisure. The property was acquired from a lenders REO portfolio. The condition in which it was acquired as well as zoning restrictions limited what could be done with the property. Our inn proposal was approved by the city through several zoning variances and with much community involvement. Also the city Historic Commission and director Mr. Charles Sullivan recognized the importance of saving the historic structure and assisted in the approval process.



EXHIBIT A

DAVID PROCH-WILSON HOSPITALITY PROJECT SUMMARY

Presented in chronological order.

Four Seasons Hotel, Boston, MA

Hotel: New build 270 room hotel and condominium structure. **\$49 million**
Scope: Provided construction financing while working with The Bank of Nova Scotia.

Sheraton St. Louis Hotel and Towers. St Louis, MO

Hotel: Existing 600 room convention center hotel. **\$45 million**
Scope: Refinance aging hotel to supply sufficient capital to renovate property.

Sheraton Meadowlands, Hackensack, NJ

Project: New 428 room hotel; 400,000 sq. ft. office and 1200 space parking garage across from Giant Stadium. This was the first mixed use development in which Sheraton ever participated. **\$80 million**



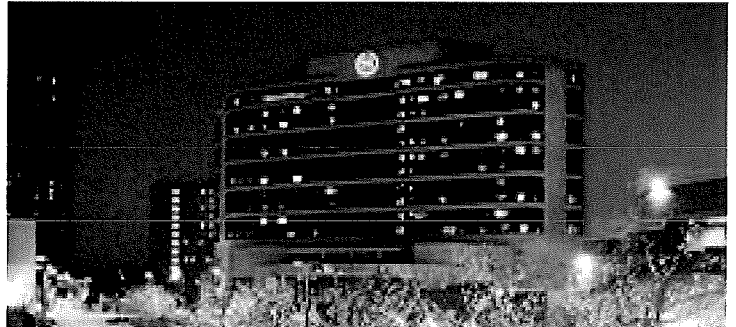
Scope: Led Sheraton team through development and construction of project.

Sheraton Grand Hotel, Nassau, Bahamas

Project: Existing 300 room hotel on Paradise Island. **\$24 million**
Scope: Led Sheraton team on investigation of poor performance of hotel at the request of the owner who was a wealthy Lebanese individual. Discovered multiple problems with management including irregularities with purchasing, inventories and marketing activities. Worked with primary lender to restructure financing and convert hotel to Sheraton management. Restructured all debt and operating agreements. During first year, profitability improved by over \$2 million.

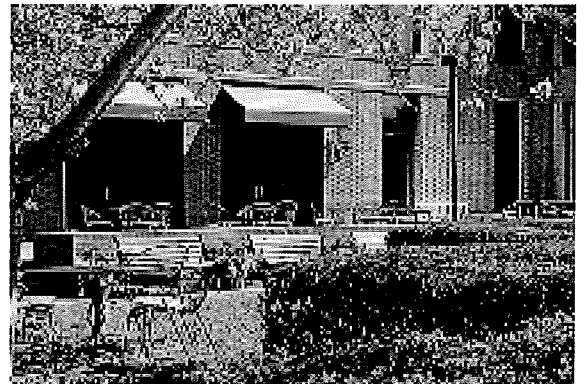
Sheraton Baltimore Inner Harbor, Baltimore, MD

Project: New 335 room urban hotel on famed Baltimore Inner Harbor waterfront. **\$35 million**
Scope: Represented Sheraton's interests as the management company and subordinate lender.



Sheraton Society Hill, Philadelphia

Project: New 310 room urban hotel development. **\$28 million**
Scope: Lead Sheraton developer



Sheraton Music City, Nashville, TN

Project: New 410 room hotel near the Nashville International Airport. **\$38 million**
Scope: Picked up project in process as the person responsible for identifying the project had left Sheraton. Completed negotiations

of relevant debt, construction and management documentation. Remained involved subsequent to completion as asset manager.

Sheraton Chicago Hotel and Towers. Chicago, IL

Project: New 1200 room hotel in downtown Chicago. The project included a 40,000 square foot ballroom which, to that point in time, was the largest ballroom in the City. **\$180 million**

Scope: Represented Sheraton as co-developer with The Tishman Company.



Sheraton Cumberland Hotel and Suites, Atlanta, GA

Project: Newly constructed 285 unit all suite hotel. This was the first all suite hotel built by Sheraton as part of a new product launch. **\$26 million**

Scope: Identified and purchased site for prototype.

Sheraton Hartsfield, Atlanta, GA

Project: Existing 430 room hotel located adjacent to Georgia Congress Center in College Park, GA (Hartsfield International Airport). **\$21.5 million**

Scope: Negotiated purchase of hotel from New York bond company. Hotel sold for 100% profit margin 3 years after purchase.

Sheraton Birmingham Convention Center, Birmingham, AL

Project: Existing 400 room hotel that was in the process of being renovated and expanded to 750 rooms. **\$50 million**



Scope: Represented Sheraton in RFQ/RFP for management of the renovated and enlarged hotel.

Sheraton Pearson International Airport, Toronto, ON

Project: Acquisition of existing 430 room hotel at Terminal 3 of Pearson International Airport. **\$51.5 million**

Scope: Identified target property and negotiated purchase.



Sheraton Suites Hotel, Key West, FL

Project: Newly built 185 unit Sheraton Suite Hotel on the beach in Key West. **\$25 million**

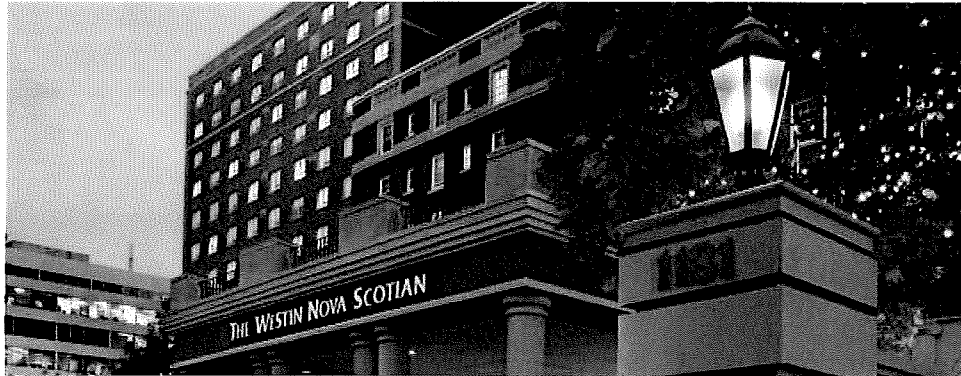
Scope: Negotiated court settlement to gain control of land. Proceeded to develop and build hotel. Hotel sold at significant profit 5 years after completion.



Westin Nova Scotian Hotel, Halifax, NS, Canada

Project: Purchase and completely renovate 305 room shuttered historical hotel. **\$15 million**

Scope: Provided assistance to CT based hotel company on consulting contract.



Embassy Suite Hotel, Boston, MA

Project: New build, 270 unit all suite hotel at Logan Airport. First Embassy Suite Hotel in Boston market. **\$54 million**

Scope: Led development including entitlement activity and coordination all design and construction.

Marriott Courtyard Hotel, Brookline, MA

Project: New build 187 room hotel in key Boston area market. **\$33 million**

Action: Provided development assistance through RFP process, entitlement process and negotiation of all contracts. Also provided construction assistance. Sold 3 years later for highest price paid for Marriott Courtyard to that date.

Ocean House Hotel, Watch Hill, RI

Project: New build project to replicate old Ocean House Hotel. Provided 50 hotel rooms and 20 condominiums which were sold to market.

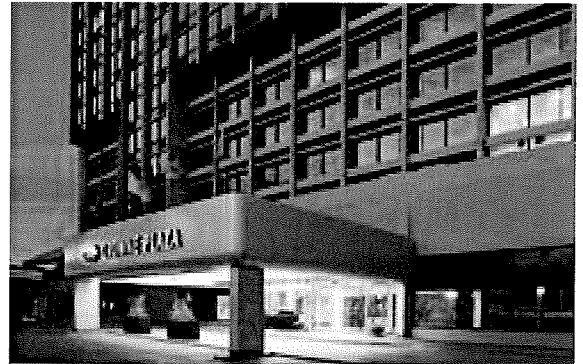
Scope: Hotel construction consultant/Owner's Rep



Crowne Plaza Hotel, Newton, MA

Project: Complete renovation of subject property to satisfaction of owner and brand after conversion from Sheraton.

Project: Started as consultant to assist owner with a project that was stalled, over budget and not well coordinated. Initial scope included assembling design team, completing design, obtaining brand approval and bringing GC to project. Scope expanded to include owner's construction representation and sub-contracting management to complete project.



June 12, 2015

James Freas, Acting Director
Department of Planning & Development
City of Newton
Newton City Hall
1000 Commonwealth Avenue
Newton, MA. 02459
jfreas@newtonma.gov; 617-796-1120

RE: 1294 Centre Street RFI

FEDEX Delivery

Dear Mr. Freas:

Pursuant to the Request for Interest ("RFI") for the redevelopment of 1294 Centre Street, Newton, MA (the "Locus"), issued by the City of Newton on May 1, 2015, First Cambridge Realty Corp ("FCRC") would formally request its inclusion on any future submissions for reuse of the site.

FCRC is uniquely positioned to develop 1294 Centre St given that it owns the abutting parcel of land in the rear of the property known as 39 Herrick Road. Since 39 Herrick Road is an unimproved site, FCRC has unique strategic advantages in the development of the Locus. Specifically, we have the ability to create a more comprehensive development while also: (1) maintaining a substantive portion of the former library building; (2) providing underground parking to service the site, and (3) creating the desired connectivity on all sides to facilitate pedestrian flow from Herrick Road to Centre Street and the heart of the village center. No other potential developer brings these distinct advantages to the project.

FCRC and its principals, Stuart Rothman and Lewis Robert, have engaged in significant urban development over the past 30 years. Allow me to highlight a few of these projects:

- (1) 21 Brookline Street, Central Square Cambridge, a \$12M, 49 unit, all residential development completed in 2009;
- (2) 85 Hancock Street, mid-Cambridge, a \$6M, 18 unit, residential development with underground parking completed in 1999; and
- (3) 580 Massachusetts Ave, Central Square Cambridge, a \$7M creative reuse of a nonconforming structure with 30 residential units and 25,000 sq. ft. of retail space, completed in 2002.

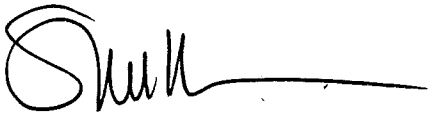
In addition to its development expertise, FCRC is a family-owned property management company which has under management 650 residential units, approximately 125,000 sq. ft. of office and retail space, and has holdings in Cambridge, Brookline, Needham, Lexington, Falmouth and Newton MA (the latter being 17-31 Herrick Rd., Newton Center).

FCRC's proposal for reuse of the 1294 Centre Street site is a mix of old and new architectural elements; we propose to maintain two-thirds of the front facing portion of the existing building, restoring the significant historical detail of the exterior and interior of the building, and utilizing that part of the property in a partnership with the City of Newton as a multi-cultural and community center. The equity sources for the project would be entirely provided by the Principals of FCRC.

At the rear portion of the Locus and in conjunction with our property at 39 Herrick Road, we would propose to construct a complementary residential structure of moderately-sized units serviced by underground parking with access to the Locus as well, through our property at 17-31 Herrick Road. Use of the new building would be geared to corporate and academic short-term occupancy. For several years we have been active participants in the Cypress Block Task force, a working group, comprised of owner/stakeholders, including the city, who abut the Locus. The central focus of the group has to explore the possibility of constructing a parking garage on part of the Cypress municipal lot and our property at 39 Herrick Road. Our proposal for the reuse of 1294 Centre Street is entirely consistent with that objective since we are in the unique position of being able to grant any easements necessary for the re-development of 1294 Centre Street as well as the longer-range plan for a municipal parking garage.

I look forward to hearing from you, and of course contact me at any time with any questions you might have.

Regards,

A handwritten signature in black ink, appearing to read 'Stuart Rothman', with a long horizontal flourish extending to the right.

Stuart Rothman
President

Cc: Terrance Morris Esq

FEDEX #8020 0223 1804



**Boston Development Group
RFI – Newton Centre Library Redevelopment
June 17, 2015**

Image Source: Digital Commonwealth



Cover Letter.....3

Proposal.....4

Caffe Nero.....7

The Bigger Picture.....9

Economics & Deal Structure.....10

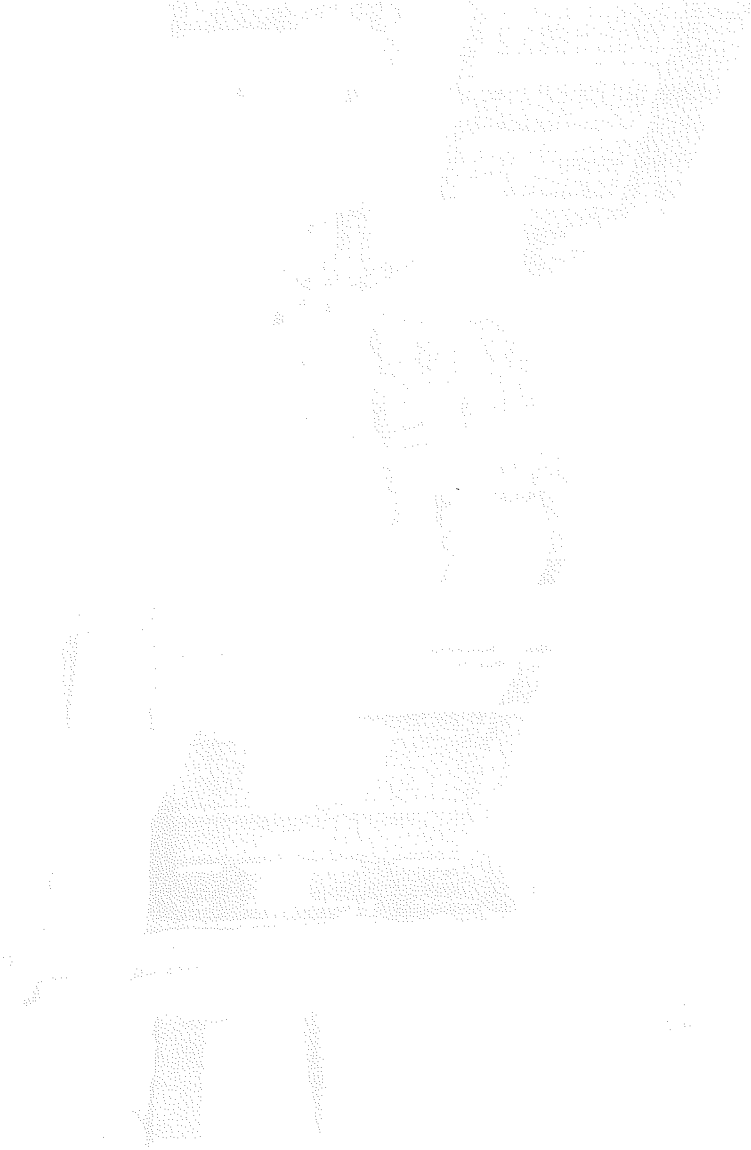


TABLE OF CONTENTS

Looking at the Main Entrance from the Former Delivery Room
Image Source: Commonwealth Digital

June 17, 2015
Real Property Reuse Committee
Newton City Hall
100 Commonwealth Ave
Newton Centre, 02459

Dear Alexandra Ananth,

Boston Development Group is pleased to submit an expression of interest to redevelop 1294 Centre Street, the site of the former Newton Centre Library. The library redevelopment represents an exciting opportunity to improve an underutilized building, enhance vitality in the heart of Newton Centre, and preserve the character and authenticity of this historic library building.

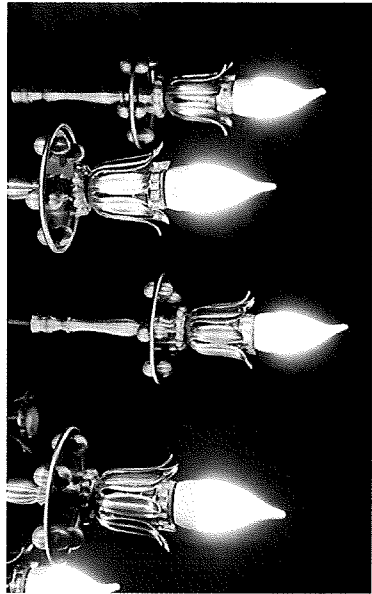
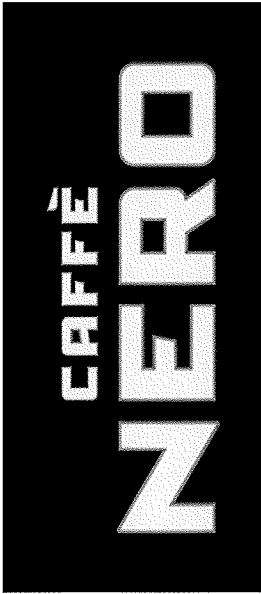
The property's large landscaped frontage and generous setback from the street provide the opportunity to utilize activated outdoor space to drive foot traffic along Centre Street and allow the property to anchor the west side of the village. The following expression of interest will establish Caffé Nero as the perfect anchor to spark a revitalization of the property. A European Caffé concept, Caffé Nero embraces the unique character of space and atmosphere, thrives on the use of activated outdoor space, and is truly a destination for social gathering and interaction in the spirit of the former library building.

The introduction of Caffé Nero, under the development leadership of Boston Development Group (BDG), establishes a path to exceeding the interests of the community and the city, while ensuring long term stability for the property. BDG has called Newton Centre home for more than 50 years and has a long history of success in acquiring, repositioning, and redeveloping property across the Greater Boston area and beyond. As owners of the adjacent property at 1280 Centre Street, Piccadilly Square, among others in Newton, BDG is a strong member of the local business community and has a vested interest in improving Newton Centre and the community. BDG invests for the long term and would look forward to owning and managing the library property for many years to come. We are excited for the opportunity to work together on this challenging and exciting endeavor.

Best Regards,

David Zussman
President

COVER LETTER



THE PROPOSAL

CAFFÉ NERO

Caffé Nero is a European Caffé concept looking to build a presence in the greater Boston area and has targeted a presence in Newton Centre as key to their expansion. They pride themselves on creating unique spaces that serve as a community gathering point while offering patrons premium coffee and exceptional service. However, what truly distinguishes Nero from its competition is its passion for atmosphere and commitment to embracing the quality and character of its spaces. They source furniture and fixtures from around the world to create distinctive, one-of-a-kind spaces in each of their more than 600 locations. When presented with such a beautiful canvas in the Newton Library Building, they saw an opportunity to build a flagship store that would celebrate and enhance the inherent character of the building. Nero would occupy the main portion of the building (+/- 2500sf) along Centre Street and utilize the existing main entrance to the building. They would also utilize the landscaped frontage to create an activated outdoor caffè area.

ADDITIONAL RETAIL & OFFICE

The rear portion of the building (+/- 1500sf) would be renovated for general retail or office use. The precise use and future potential of this area is viewed in part as a larger conversation that addresses the development potential of the entire block.

LANDSCAPING

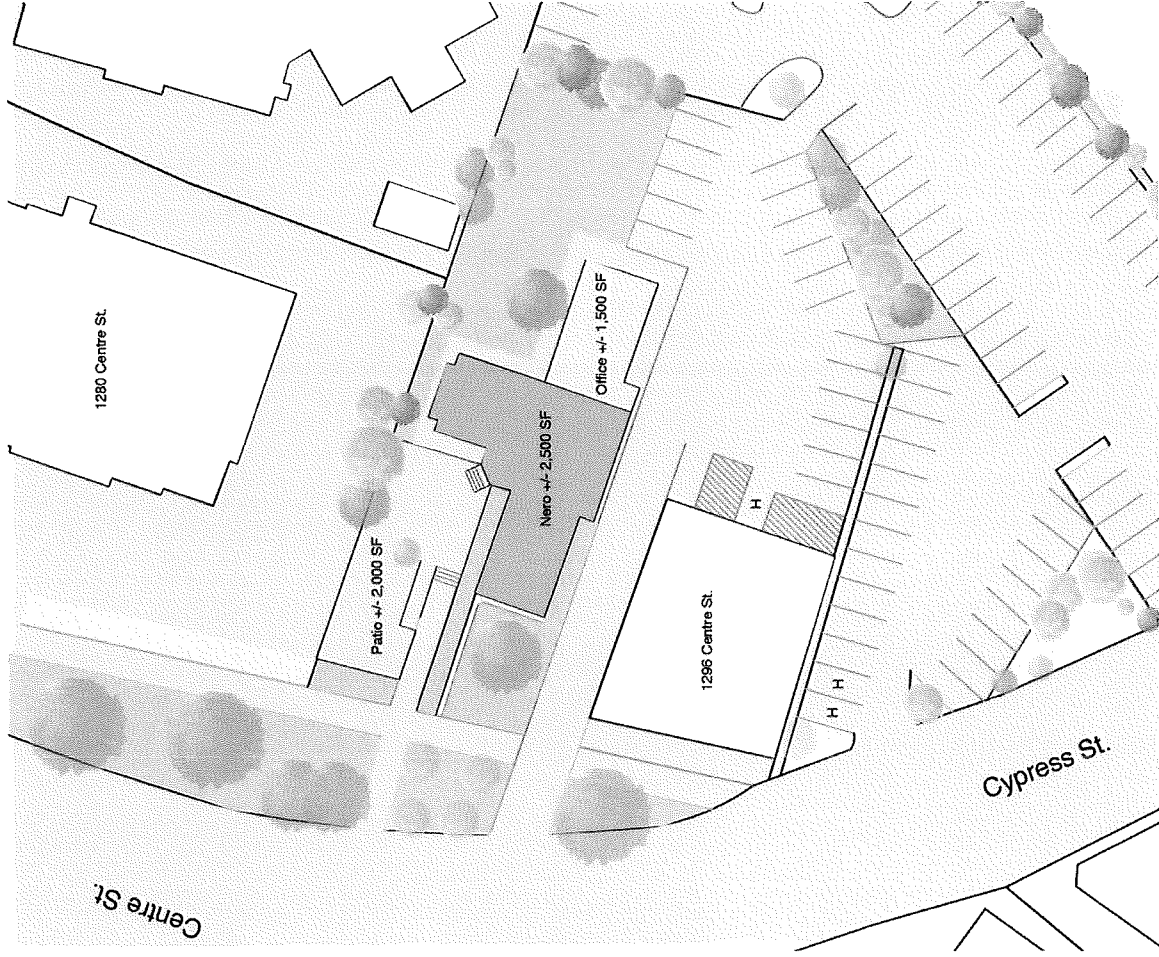
In addition to a complete building renovation, a landscape plan would be implemented across the entire property. This plan preserves mature trees and structured landscaped beds. Further, the plan would be integrated with the outdoor space desired by Caffé Nero and help create a desirable outdoor edge along Centre Street. BDG would also look to create an improved edge condition between its adjacent property at 1280 to promote pedestrian activity.

LARGE OUTDOOR PATIO

The entire outdoor area along Centre Street is perfectly suited for a large outdoor seating area. The area will spill out from the main entrance of the café. In this diagram the patio is as much as 2000 sf and would be terraced to accommodate the existing topography. This area can be viewed from the intersection of Beacon and Centre Streets and will provide a much needed visual connection to the property which will in turn drive pedestrians down Centre Street.

SITE ACCESS & PARKING

The 5 existing spaces will be maintained in the near term to service Nero employees and the general office space. Existing vehicular access to the site will remain. This access will also provide for service vehicles, removing this traffic from Centre Street. Pedestrians will access Nero through the library's main entrance off Centre Street. BDG will also explore utilizing its adjacent property at 1280 Centre Street to provide additional pedestrian access from Union Street. Nero does not rely heavily on the car to drive business and we would expect little impact on traffic and parking.

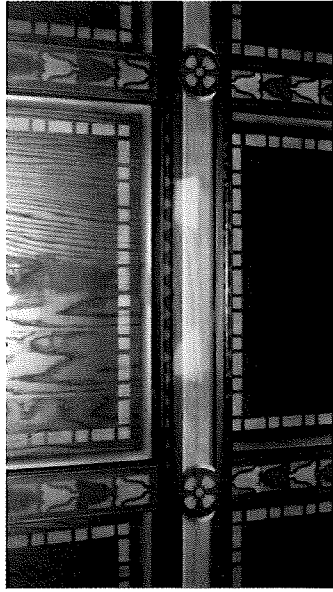


THE PROPOSAL

PRESERVATION

Preserving and restoring the existing Library Building is of paramount importance to the city, the community, and is a central focus of BDG. It is rare in today's world to have such a gem of a building in the heart of one of the most vibrant areas of Newton just waiting for redevelopment. BDG would not only preserve to the extent possible all significant features of the building but would also benefit from it. What will make this location a flagship for Nero is embracing and celebrating the historic features of the building. These features make the library unique and will also enhance the Nero experience and brand. Some ideas for preserving the character of the space include:

- Restore the existing arched wood entrance to serve as the primary entrance to Caffé Nero
- Restore and preserve the artisan woodwork throughout the interior
- Utilize the numerous built-in bookshelves to showcase artwork, books, and unique décor to recreate the feeling of the Library
- Keep the existing radiators in place to retain a rustic charm
- Restore the wood floors that remain beneath the carpet to their former luster
- Replace or repair all windows to match existing historic character and proportion

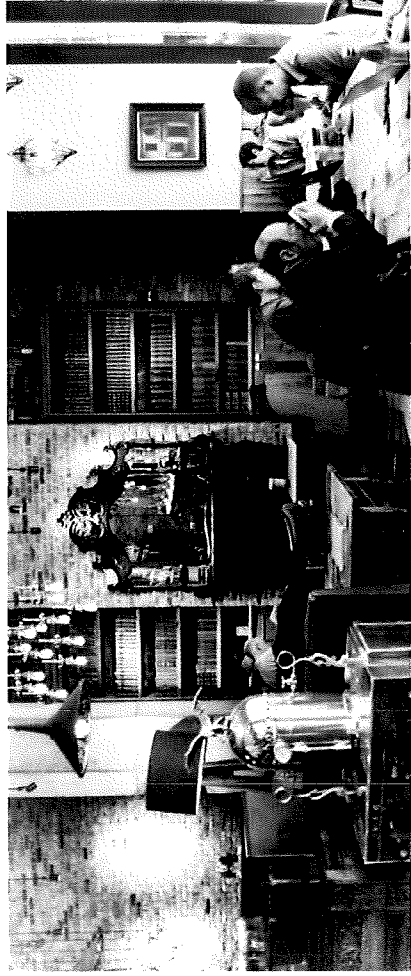
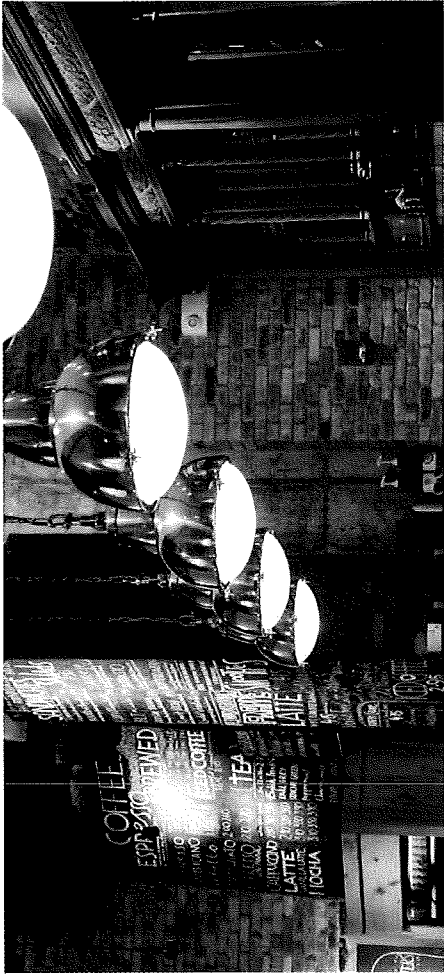




A view from Centre Street
Renowned by Etkus Manfredi Architects

THE NERO EFFECT

- Activity in the morning, afternoon, and night, 7 days a week
- Activating the sidewalk with outdoor space along Centre Street
- Showcase the artwork of local artists in the caffè
- Host intimate live music events to create nighttime energy
- Large indoor and outdoor gathering spaces offer a venue for the community to interact
- Nero commits to investing in a **FLAGSHIP STORE** in Newton Centre
- Celebrate the historic character of the building both inside and out
- Create stable well-paying jobs
- Not heavily reliant on the car and thus minimizes parking and traffic concerns
- Wide appeal across all demographics
- Light artisan food prepared locally and served morning through night



THE ENTIRE BLOCK

Boston Development Group believes greater development potential may exist for the library site beyond just the reuse of the building. However, BDG recognizes the importance of understanding this potential in the context of the entire block. This includes consideration of the neighboring privately and publically owned parcels. BDG is prepared to utilize the rear portion of the library site to realize the development potential of the surrounding area. This rear portion of the Library site is centrally located and as such is critical in establishing improved visual and physical connections to both the Library building and throughout the block.

NEIGHBORS AT 1280 CENTRE STREET

BDG is an abutter to the library property as owner of 1280 Centre Street. 1280 Centre Street has the strongest and most important relationship to the Library building, so BDG can leverage this adjacency to enhance the potential of the Library building redevelopment. This may include creating landscaped pedestrian access to the site from Union Street or easing the edge between the two properties to create a more pedestrian-friendly environment. It could also consider the entire Centre Street frontage up to the confluence of Union, Beacon and Centre Streets. The capability to re-imagine the frontage along Centre Street all the way to the intersection is unique to BDG.

PROPERTY ACQUISITION

Boston Development Group proposes to acquire 1294 Centre Street from the City of Newton though would be open to a long term lease. A sale offers the city an upfront payment, removes any future financial burden to the city, and would add the property to the tax base. BDG estimates hard and soft costs to restore the property in conformance with all appropriate laws and regulations at approximately \$2.4 million. Tenant improvement costs for Caffé Nero alone would be an additional \$1million or more. This significant level of investment needed to realize this project would make 1294 Centre Street the most expensive retail in Newton Centre. As such, BDG estimates a payment to the city in the amount of \$100,000 as well as \$55,000 annually in property tax.

BDG is open to committing the rear portion of the library site to facilitate the vision that is established by the ongoing planning efforts of the entire block. This will ensure the city that BDG's ownership does not limit the flexibility the city desires in programming the surrounding area. BDG would also be open to language in the sale which would prevent demolition of the property for some pre-determined period of time. The deal structure as described here offers all the benefits of a sale and protects the city from potential downsides.

SOURCE OF FUNDS

BDG is prepared to fund the necessary equity requirement for the acquisition and renovation of the property with financial resources internal to the company. The balance of the required funds would be sourced by the debt markets. No outside equity partner is needed or desired by BDG and as such BDG's ability to quickly execute is all but certain.



93 UNION STREET, SUITE 315

NEWTON CENTRE, MA 02459

617-332-6400



Newton Centre Branch Library

A Proposal

Submitted by Nancy Honig and Carol Summers and Others on Behalf of

Friends of the Newton Centre Branch Library

June 2015

Plan for Reuse of the Newton Centre Branch Library building
1294 Centre Street, Newton Centre

VISION

The following is a vision and plan for the future use for the Newton Centre Branch Library (NCBL). We, the Friends of the Newton Centre Branch Library (FNCBL) ask that we be given the opportunity to accomplish the goal of preserving this beautiful historic building for the benefit of the community now and for future generations. We believe that with adequate time and determination we can accomplish this.

The city wishes to find a new use for this important, National Register-listed, centrally located, well-built landmark building in the heart of the village of Newton Centre. Although the building has been sadly neglected for 25 years, the city department head responsible for buildings has stated that it remains in usable condition. If properly maintained this building would last essentially forever due to the quality of the construction and materials used.

Our plan is to give new life to the building and to the village by returning the building to its original use and condition, by creating a public space for a variety of uses similar to the Waban Library Center. We propose to rededicate the NCBL as an independent volunteer run Community Center offering a wide variety of programs as well as a community meeting space, and a home for local cultural groups. We would use the same model currently used by the Waban Library Center and several other branch libraries and offer programming suited to the needs of Newton Centre residents.

As with the other branch libraries, ownership would remain with the City of Newton under the Newton Library Trustees. The same level of rent paid by Waban and Auburndale will be paid and the same level of support from the city will be provided to Newton Centre as is given to the others. Volunteers will run the programs and coordinate fund raising and needed renovations of the NCBL. Plans will be put in place to raise the needed funds for current operations and for needed renovations.

The building was originally conceived, financed, designed and built entirely by residents of Newton Centre. It was then donated to the city for use by residents of Newton Centre (and all of Newton). The people called themselves the Friends of Newton Centre and dedicated the building to future Friends. They believed in the importance to the life of the people and the community of educational and cultural activities. They believed such an institution would contribute to the strength and cohesiveness of their community. We think those values are still alive in Newton and we believe we owe it to those generous and forward-thinking people to maintain and support their legacy for future generations.

The NCBL was the first of several libraries built by residents as part of an important historic educational movement based in Newton. Several others were built at the same time and remain village libraries to this day. Since the Newton Centre library building is no longer needed by the city, the time has come to return it to the community.

We agree with this quote from the JAPG that “the site is small but its location is a key-stone within the center and the right use could instill a new kind of energy in the village.”

A building such as this, once lost, can never be replaced. Every effort should be made to preserve this valuable resource for the community.

The JAPG seriously considered the option of maintaining the building as a city-owned asset for uses such as farmer's markets, village meeting space and other such uses. They ultimately failed to clearly support these options but this was primarily due to guidance provided by the Planning Department that this option was not financially viable. We, however, believe this is not the case. We believe this option is quite viable but needs advocates (and time) to gather the resources. That the Newton Centre residents remain largely unaware of the surplus of the NCBL is due partly to the use of the building for many years by the Health Department while Waban and others remained as libraries.

In addition, no community input was sought prior to or during the JAPG process. The JAPG never sought to gauge community interest in taking over the building the way other historic branch libraries in Newton had done. Waban, Auburndale and Nonantum were given the opportunity to keep their libraries and give them new lives for Newton residents. No serious effort was ever made to find out if the Newton Centre community also wished to take this asset under its wing, as those communities did. Since the building was funded and built by local residents, we believe the Newton Centre residents of today should be given the opportunity, before it is too late, to give the library building a new lease on life as a community resource.

GOALS

1. CREATE COMMUNITY SPACE - Newton Centre, although one of the largest villages of Newton, lacks any type of community space. A gathering place for meetings is essential to the vitality of a community and most Newton villages, although not all, have one such space and some have more than one. This lack was noted in the Newton Centre Task Force reports. This location is centrally located in the village and so it has the inherent potential to enhance walk-ability and cohesiveness in the village. Additionally, creation of a much-needed community space would also provide a location for a wide mix of additional village amenities which might include showcase for local

organizations and individuals, music and theatrical performances, STEAM-related educational programs, lectures and classes for children and adults, free wi-fi access, story-time and after school programming. Exact programming would be determined by the volunteers and Board of Advisers, just as it is at the Waban Library Center.

2. **RENOVATE THE BUILDING** - Preserving an important and beautiful building is a top priority. Although usable in its present state (some needed repairs would receive immediate attention), a phased plan of renovation would be put in place and a funding plan implemented accordingly. The building is on the National Register of Historic Places and our plan will preserve it and will not require destruction or alteration. Newton Centre features a wealth of architectural gems, although some are largely unknown, including commercial and public buildings, historic districts, and historic homes. The revived NCBL will be an integral and active location in the village.

3. **CREATE NEW OPEN SPACE** – Newton City Library Archivist Nancy Kougeas has discovered and provided to us the original garden plan proposed by the Newton Centre Garden Club in 1929. (See Item 1) We propose to recreate this beautiful garden plan to provide a new and attractive Open Space. Since Newton is the Garden City and Newton Centre is home to the beautiful All America Demonstration Garden on the Green, adding this garden will create a sense of physical connectivity with existing but currently disconnected Open Spaces throughout the village.

BUILDING ON WHAT WE ALREADY HAVE - The village of NC contains many important historic sites and recreational green spaces but this has never been promoted as a unified feature which would draw residents, shoppers and tourists into the village. We plan to create a new garden on the site, to landscape the front of the site, and this would be visually linked to the existing garden spaces and serve to better integrate the site into the wider commercial area of the village. This will add to the vitality of the village and the quality of life of residents. Such a project will attract locals and tourists to the village and as a by-product will increase walk-ability throughout the entire commercial district and enhance pedestrian activity.

4. **EDUCATION AND TOURISM & HISTORIC SPACES PLAN (LINKAGES AND INTEGRATION)** – The plan will generate new business customers through tourism. Tourism is currently all but nonexistent in Newton Centre and a totally neglected resource with economic benefits for all parties. We in our neighborhoods often see groups of tourists and groups of students observing and photographing homes. Many are following the self-guided tour published by Historic Newton titled *Discover Historic Newton Centre*. (Digital Version: <http://www.newtonma.gov/civicax/filebank/documents/31184>) A new tour will be created for the business district with the NCBL as the centerpiece and point of information.

IMPLEMENTATION PLAN

1. **CREATE COMMUNITY SPACE** - The NCBL will become a true gathering center where both children and adult newton residents can meet in a safe and friendly environment. It can become home to various groups such as: Girl Scouts, Boy Scouts, book clubs, neighborhood groups, arts organizations, garden clubs, etc. Programming might include local author talks, classes, concerts and art shows. Approximately \$600 per month is paid by the Waban Library Center and Auburndale Branch Library as rent. Roughly half of this amount is budgeted annually by the city to provide maintenance in addition to other services and aid provided by the city. We do not know the exact details of the arrangement but we propose to use the same arrangement.

Newton is home to many organizations in need of this sort of space for various activities. Groups such as the Newton Art Association have expressed an interest in rotating exhibitions at the NCBL and serving on the Board of Advisers. They will help with renovations as well and pay a small fee. Similar organizations will also be found.

The JAPG expressed hope that arts, crafts and farmer's markets could be part of the programming. We plan to offer space to the Angino Farm so they can have a permanent outpost in Newton Centre.

2. **RENOVATE THE BUILDING** - Implement a phased plan for the total restoration and ADA compliance of the NCBL building. We will seek cooperation from the following: TRO JB - James Ritchie's firm. Ritchie was the architect who designed the NCBL and his firm is now one of the largest in New England. Also from architecture and historic preservation students from local colleges, NNHS and NSHS students, trade schools such as North Bennett St. School and others.

3. **OPEN SPACE** - Restoration of the Rear Garden as originally planned (see attached original garden design blueprint, Item 1). Work will be done with grants and donations and help from local nurseries and landscape companies and designers as well as garden clubs and volunteers. As is the interior space, the garden should be a beautiful public space for many potential uses. It will also link with existing gardens, open space and promote a pedestrian friendly village.

4. **EDUCATION AND TOURISM & HISTORIC SPACES PLAN (LINKAGES AND INTEGRATION)** -

Education: We will work with Historic Newton to create a local history curriculum for use with Newton children of all ages.

Tourism: Tourism is a neglected source of economic activity in the Village of Newton Centre. Incredibly rich in potential sites of interest, tourism should be more actively promoted through outreach efforts. Newton Centre features 2 historic districts on the National Register: the Newton Railroad Stations Historic District and also the Union Street Historic District – the only National Register commercial district in Newton. Our plan would include promotion of tourism that is much more focused on the village commercial area. We believe village businesses would understand the potential increase in customers and would support this project.

We would also do the following:

- Use the library as a central location for tourism information and brochures
- Use existing historic photos of NC from Historic Newton on the interior of the NCBL
- Create a new self-guided walking tour throughout the commercial district, similar to Powder House Park in Somerville. This small park features bronze information plaques as site markers on large boulders, similar to two which already exist in Newton Centre (the Powder House Hill and Samuel Francis Smith Memorial site markers) (See Item 2) This would include buildings, homes and historic sites encompassing a geographical area which will include the NCBL, which fronts on the Newton Centre Greenway, continues on to the all America Demonstration Garden on the Newton Centre Green, the Revolutionary era militia training field areas, WWI Monument area, Powder House Hill, Samuel F. Smith Memorial site, Fire Department Headquarters and historic artifacts, the September 11 Memorial site and Newton Centre Playground - Fredric Law Olmstead design. In the other direction the tour could include the Union Street Historic District which features the Newton Centre Station by HH Richardson. All this would be tied together with a simple marked pedestrian path, a unified landscaping plan which would link the entire walking tour area, and distinctive signs and markers describing sites of interest. Many localities in Massachusetts also offer volunteer tour guides and this might be something that would interest local college students and Newton high school students.
- Promote the use of the walking tour through the Newton Public Schools. This would be a great local history educational resource for students and teachers in Newton.

FUNDING SOURCES

1. Community Fund Raising: exactly the way Friends of NCBL originally did it. Many individuals have told us that they would financially support this project if it is given a green light by the city.
2. Private foundation grants for historic preservation, community public space creation, gardens and open space

3. Federal and state grants
4. Corporate Sponsorship: Many of the businesses in Newton set aside funds to support local projects such as this. Companies such as Whole Foods, Banks, real estate companies, etc. There are many corporations that would potentially offer financial support this undertaking.
5. Business financial support in cash and in kind. We have offers from local businesses to contribute time, expertise and materials for landscaping, building repairs and renovations.
6. We believe village businesses would understand the value to them of having a new community space and also the potential from new tourism and would support this project financially.
7. CPA funds for Historic Preservation AND Open Space and Recreation
8. Events fees from local arts groups exhibitions, arts and crafts fairs, farmers markets, performances and meeting room rentals for local businesses. We understand that Newton business owners have a need for small conference rooms for meetings. This could be part of our ongoing revenue mix.

We recognize this is a large financial undertaking and take the obligation to raise the necessary funds very seriously. We propose to use the above mix of funding sources and any others we may discover.

The city of Newton makes funds available to the other branch libraries in numerous other ways and we ask only that Newton Centre be accorded the same option to retain its branch library that has been granted to Waban, Auburndale and Nonantum. We are aware that additional funds are provided to the Waban and others through the Branch Library Re-Use Revolving Fund. The city also provides insurance and various forms of maintenance and upkeep for the other branches. We ask for the same arrangement for ongoing operations. We will raise and provide funds for any necessary repairs and renovation. But since the city neglected the building for all the years it was occupied by the Health Department, even routine maintenance was not performed, we would need to make those repairs in phases according to a plan to be developed. In a series of stages the FNCBL would completely renovate the building according to customary standards.

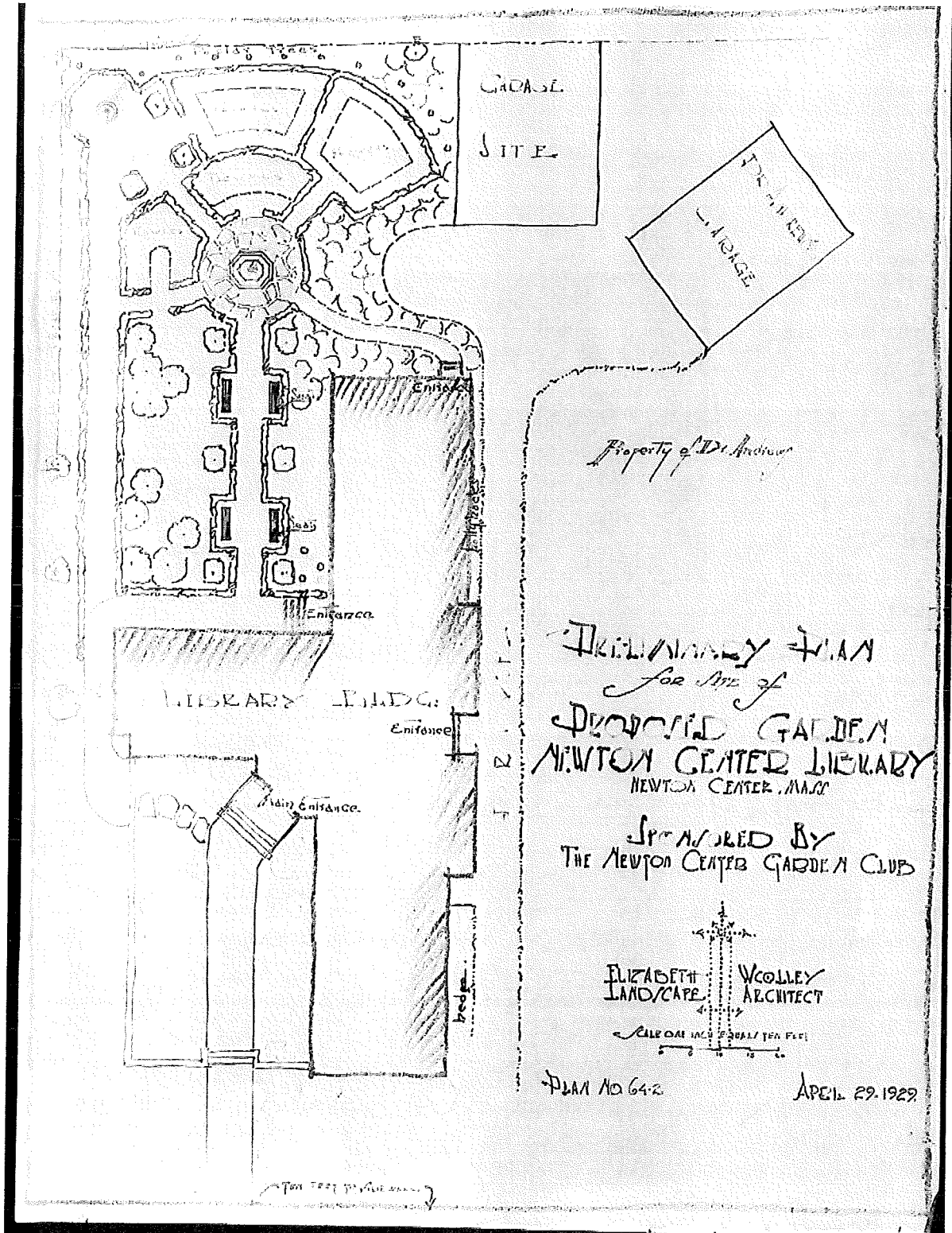
ADDITIONAL ADVANTAGES

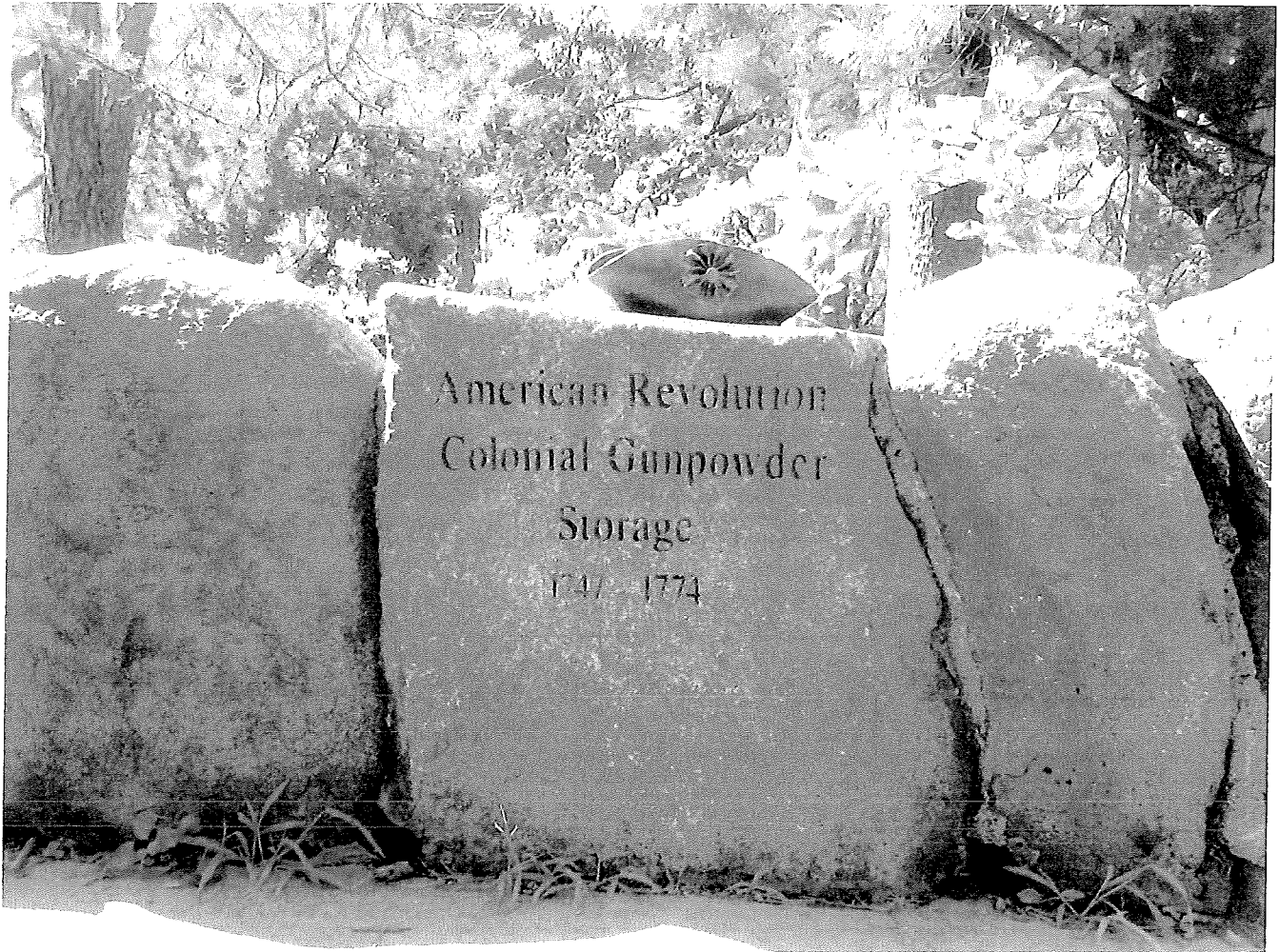
Our proposal would not require rezoning of the property or parking waivers. It would not require demolition of any portion of the building. It would create more open space and enhance "pedestrian flow and views", but without destruction of a wonderful public asset. Since a great deal of the charm of the building lies with the original detail work and multi-color paint on the interior, a reuse needs to be found that preserves those

features. Our plan would guarantee that none of this would be lost. The overwhelming vote in favor of Question 5 in the last election showed that Newton residents are increasingly concerned about the loss of city-owned buildings and land. Preserving the NCBL for the community will benefit all residents of Newton, strengthen the village of Newton Centre in many ways, increase commercial vitality for the stores and other businesses in the village and the city as a whole.

Our vision is fully compliant with the Comprehensive Plan by creating new and enhancing existing Open Space, encouraging pedestrian-oriented redevelopment of the location and walkable village amenities. It also aligns with recommendations made by the Newton Centre Task Force, which recommended that the NCBL should be retained for reuse by the community.

Item 1: Plan for the Proposed Garden, Newton Center Library, April 29, 1929





Item 2: Example of site markers used at Powder House Park, Somerville, MA. 2 Similar markers already exist in Newton Centre and they would be used to mark the self-guided walking tour.

Historic Properties Health Dept. Building

City of Newton,
Massachusetts

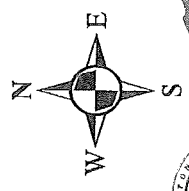
Legend

Historic Property Status

- City Landmark
- Preservation Restriction
- Landmark and Preservation Restriction

Historic Property Significance

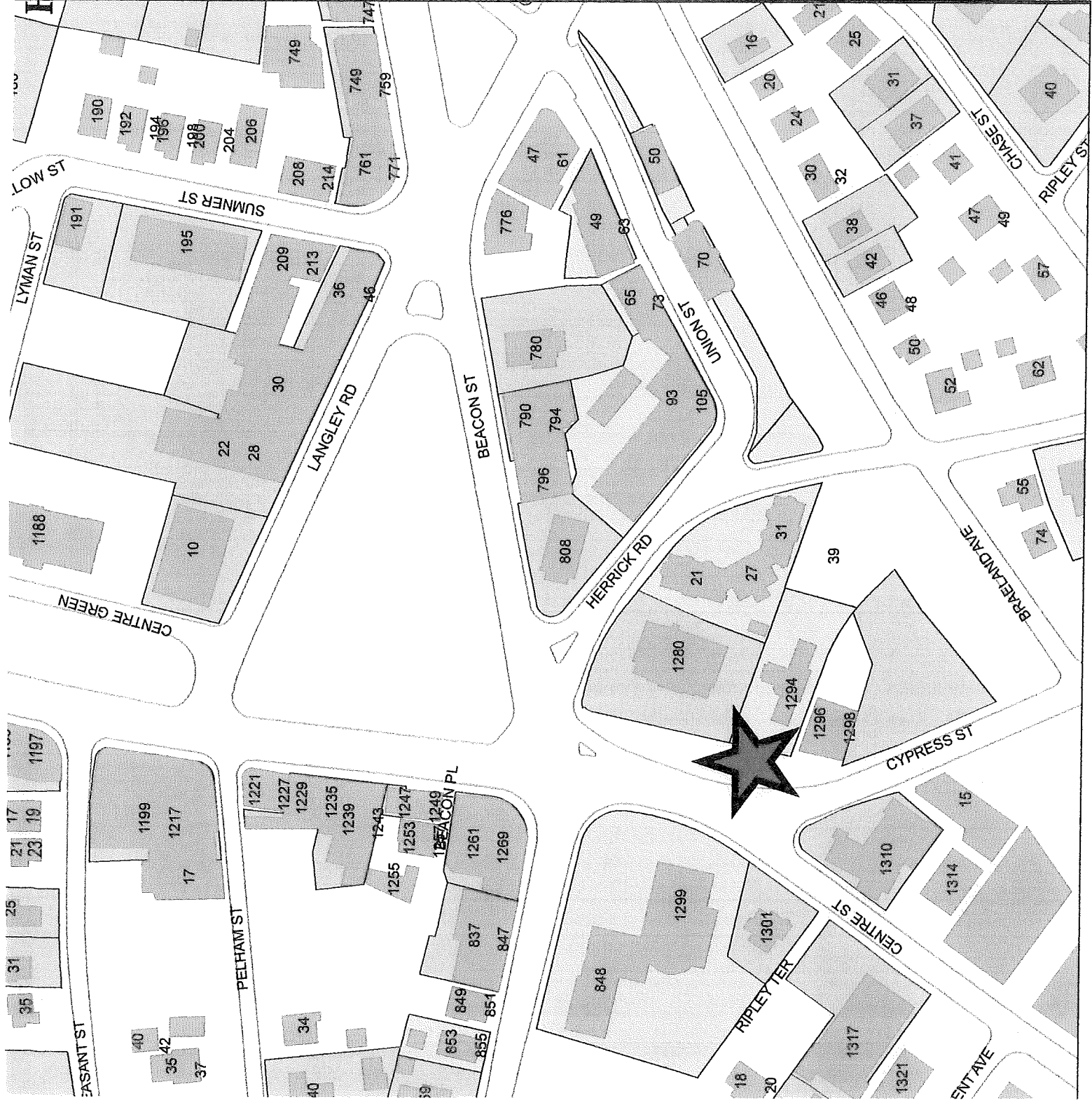
- State or National Register
- Historic Resource Survey
- Mid 20th Century Housing Survey
- Streets-Pavement Edge
- Building Outlines
- Surface Water



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

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

01.25 50 75 100 125 150 175 200 225 250 Feet



Newton, Massachusetts
COMMUNITY PRESERVATION PROGRAM



**Program Financial Overview
for
Real Property Reuse Committee**
29 September 2015

Staff Contact:
Alice Ingerson, Community Preservation Program Manager,
617.796.1144, aingerson@newtonma.gov

Newton's CPA Program Funding Forecast

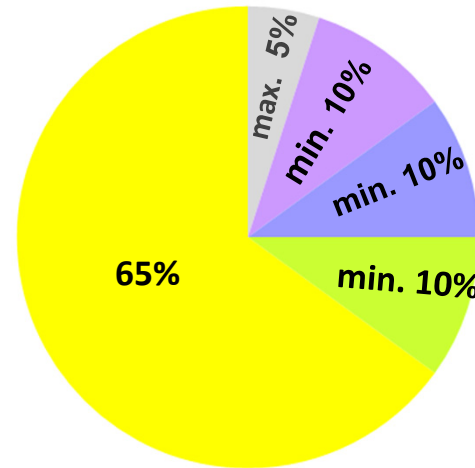
Online from www.newtonma.gov/cpa,
Reports & Presentations, Current Reports

Last revised 20 Sept 2015, A. Ingerson

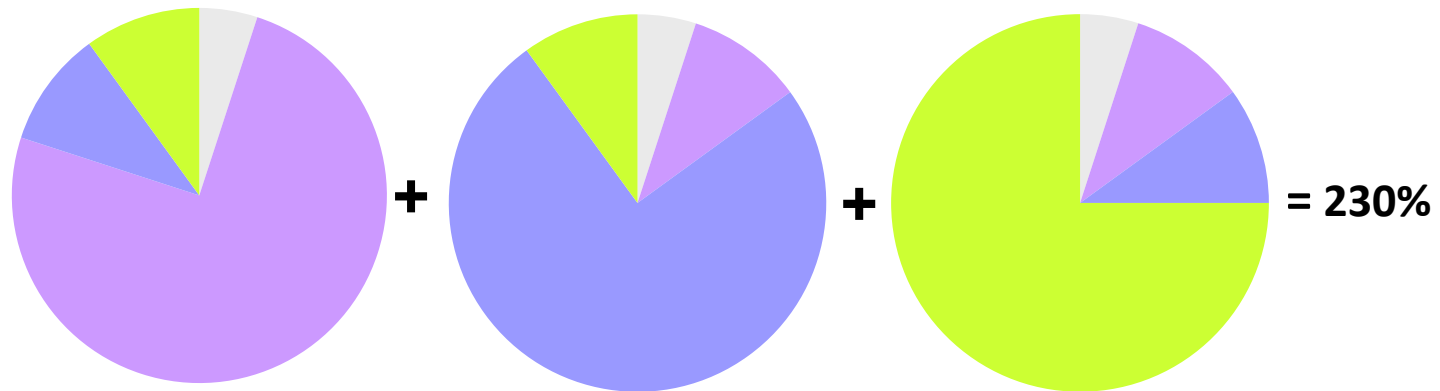
City of Newton, Massachusetts Community Preservation Fund	Fiscal 2016	Fiscal 2017	Fiscal 2018	Fiscal 2019	Fiscal 2020	Estimated Totals for Fy16-20	Estimated Totals for Fy16-25
FUNDING FORECAST, Fy16-20	<i>Assumptions: Local revenue increasing 2.5% per year; state match declining 3% per year, from 18% in fy16 to 6% in fy20. * State funds available each year are a percentage of the previous year's local revenue.</i>						
NEW REVENUE							
local CPA surcharge	\$2,843,904	\$2,915,002	\$2,987,877	\$3,062,574	\$3,139,138	\$14,948,495	\$31,861,345
state matching funds:							
confirmed & budgeted in listed year	\$499,417	\$426,586	\$349,800	\$268,909	\$183,754	\$1,728,467	\$2,567,783
confirmed late in prior year, budgeted in listed year *	\$229,184					\$229,184	
forwarded fund balance **	\$8,223,464						
TOTAL REVENUE	\$11,795,970	\$3,341,587	\$3,337,677	\$3,331,483	\$3,322,893	\$25,129,609	\$42,881,776
BUDGETED EXPENDITURES							
Program Administration & Debt Service							
program administration (fy 16 actual budget; other years as 4.5% of annual new funds; statutory maximum)	(\$150,505)	(\$150,371)	(\$150,195)	(\$149,917)	(\$149,530)	(\$750,519)	(\$1,549,366)
debt service for 20 Rogers St. from general reserve	(\$269,344)	(\$259,781)	\$0	\$0	\$0	(\$529,125)	(\$529,125)
TOTAL Program Administration & Debt Service	(\$419,849)	(\$410,153)	(\$150,195)	(\$149,917)	(\$149,530)	(\$1,563,173)	(\$2,362,020)
AVAILABLE FUNDS after program administration + debt service	\$11,376,121	\$2,931,435	\$3,187,482	\$3,181,566	\$3,173,362	\$23,849,966	\$40,803,285
Budgeted Reserves (min. allocation of current-year funds required under the CPA)							
affordable housing (10%)	\$1,179,597	\$334,159	\$333,768	\$333,148	\$332,289	\$2,512,961	\$4,288,178
historic resources (10%)	\$1,179,597	\$334,159	\$333,768	\$333,148	\$332,289	\$2,512,961	\$4,288,178
open space & recreation (10%)	\$1,179,597	\$334,159	\$333,768	\$333,148	\$332,289	\$2,512,961	\$4,288,178
general (total revenue minus 10% budgeted reserves, 4.5% program administration, and scheduled debt service)	\$7,837,330	\$1,928,959	\$2,186,179	\$2,182,121	\$2,176,495	\$16,311,083	\$27,938,752

one-time only

Required Uses of CPA Funds



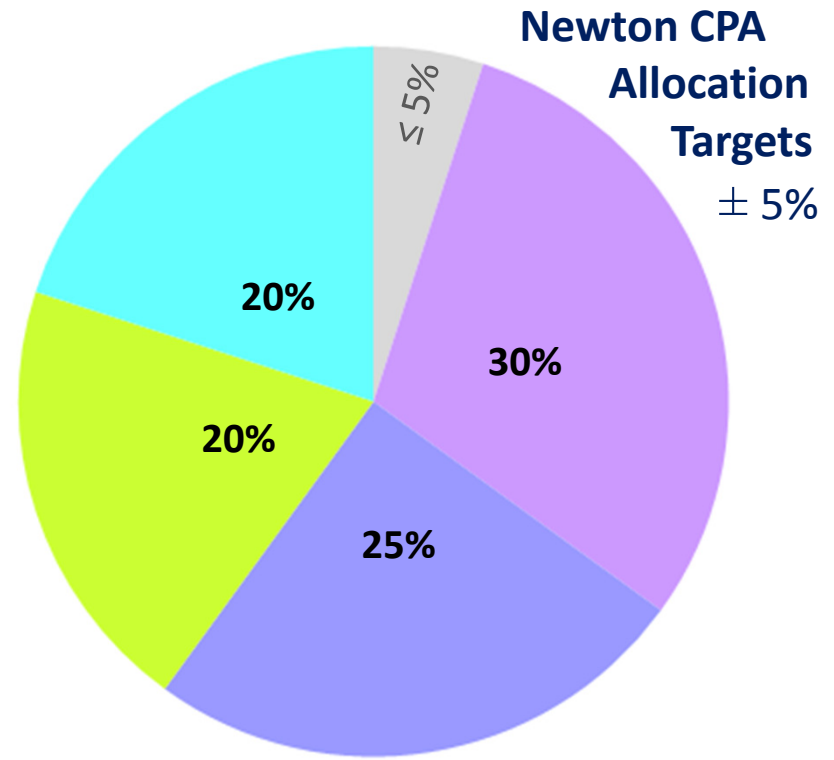
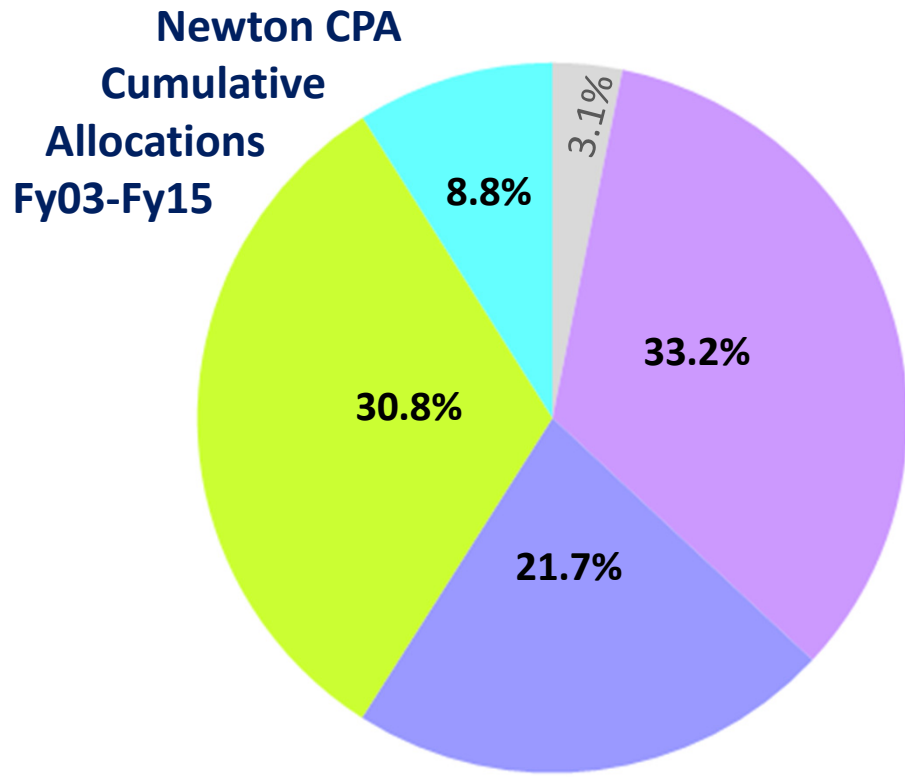
The "general" 65% can be spent on any resource ... but not on every resource!








Newton's CPA Allocations

Past & Future

Online from www.newtonma.gov/cpa,
Reports & Presentations, Cumulative Reports
& Guidelines & Forms, Community Preservation Plan



Key

 program administration	 affordable housing	 historic resources	 acquisition	 rehabilitation
--	--	--	---	--

either open space or recreation land

Reports & Presentations

Current Status Reports - Proposals & Projects

[Pending Pre- & Full Proposals](#) submitted to, under consideration by, or recommended for funding by the Community Preservation Committee (CPC), *last updated 12 August 2015*

[Active Funded Projects](#) funding has been appropriated by the Board of Aldermen, and work is in progress, *last updated 12 August 2015*

Current Status Reports - Funds

[Currently Available Funds](#) showing impact of recent appropriations and potential impact of: CPC recommendations not yet voted on by the Board of Aldermen, proposals received but not yet voted on by the CPC, and projects for which only pre-proposals have been submitted, *last updated 17 August 2015*

For the Newton Comptroller's most recent quarterly report on Newton's committed & available CPA funds, look for "Community Preservation Fund" under "Special Revenue Funds" [on this webpage](#).

[Debt-Financed Projects](#) total cost & payment schedules, *last updated April 2014*

[Funding Forecast](#) based on estimates from the Massachusetts Dept. of Revenue, Community Preservation Coalition & Newton Comptroller, *last updated 20 August 2015*

Funding Guidelines, Process & Sample Forms

Newton's Community Preservation Plan

[Community Preservation Plan](#) adopted by Newton's CPC on 12 February 2015, including funding guidelines and 5-year comparison of future requests vs. available funds (*last updated 21 May 2015*)

Development Program	Area (SF)	Units	Average
Market Rate Apartments	5,350	4	1,338
Affordable Apartments	5,350	4	1,338
Total Net Rentable Area	10,700	8	1,338
Building Efficiency	85.0%		
Total Gross Square Feet	12,588		

Development Budget Summary	Total	Per Unit	PSF
Land	\$0	\$0	\$0
Hard Costs - Base Building	\$2,517,647	\$314,706	\$140
Hard Cost - Site Work	\$400,000	\$50,000	\$32
Hard Cost - Environmental Remediation	\$250,000	\$31,250	\$20
Hard Cost - Demolition	\$75,000	\$9,375	\$6
Hard Cost - Contingency	\$145,882	\$18,235	\$12
Soft Costs	\$499,425	\$62,428	\$40
Finance Costs	\$102,750	\$12,844	\$8
Total Development Costs	\$3,990,704	\$498,838	\$317

Capitalization	Total	Per Unit	PSF
Bond financing (MHFA program) 50%	\$1,995,352	\$249,419	\$159
CPA funds 50%	\$1,995,352	\$249,419	\$159
Total Capital	\$3,990,704	\$498,838	\$317

Income Analysis - Trended (Year 1 Stabilized 2017)					
		Total	PSF/Month	Per Unit/Year	PSF/Year
Apartment Rental Income - Market Rate		\$164,005	\$2.55	\$41,001	\$30.66
Apartment Rental Income - Affordable		\$68,978	\$1.07	\$17,244	\$12.89
		\$0	\$0.00	\$0	\$0.00
Total Income		\$232,982	\$1.81	\$29,123	\$21.77
Less Market Unit Vacancy @ 5.0%		(\$8,200)	(\$0.06)	(\$1,025)	(\$0.77)
Less Affordable Rate Vacancy ¹ @ 3.0%		(\$2,069)	(\$0.02)	(\$259)	(\$0.19)
Effective Gross Income		\$222,713	\$1.73	\$27,839	\$20.81
Less					
Operating Expenses		\$66,306	\$0.52	\$8,288	\$6.20
Capital Reserve		\$2,122	\$0.02	\$265	\$0.20
Total Expenses		\$68,428	\$0.53	\$8,554	\$6.40
NET OPERATING INCOME		\$154,285	\$1.20	\$19,286	\$14.42
Less					
Debt service		\$121,322	\$11.34	\$10,110	\$0.94
NET CASH FLOW		\$32,963	\$3.08	\$2,747	\$0.26
RETURN ON COST		3.87%			

70 CRESCENT STREET, NEWTON MA

DEVELOPMENT BUDGET SUMMARY

6/23/2015

	Total	Per Unit	Per Gross SF
LAND			
Land	\$0	\$0	\$0.00
Total Land	\$0	\$0	\$0.00
HARD COSTS			
Base building construction	\$2,517,647	\$314,706	\$200.00
Site work / landscaping	\$400,000	\$50,000	\$31.78
Environmental remediation	\$250,000	\$31,250	\$19.86
Demolition of house and building	\$75,000	\$9,375	\$5.96
Hard cost contingency (5%)	\$145,882	\$18,235	\$11.59
Total Hard Cost	\$3,388,529	\$423,566	\$269.18
SOFT COSTS			
Architecture and Engineering	\$278,250	\$34,781	\$22.10
<i>Building Architect (incl. design consultants)</i>	\$100,000	\$12,500	\$7.94
<i>Additional services</i>	\$20,000	\$2,500	\$1.59
<i>Reimbursable expenses</i>	\$13,250	\$1,656	\$1.05
<i>Engineering (site/civil/landscape/permitting)</i>	\$50,000	\$6,250	\$3.97
<i>Acoustical Engineering</i>	\$5,000	\$625	\$0.40
<i>Geotechnical/Environmental Engineering</i>	\$40,000	\$5,000	\$3.18
<i>Survey</i>	\$15,000	\$1,875	\$1.19
<i>Misc. Design Consultants</i>	\$25,000	\$3,125	\$1.99
<i>Structural/Materials Testing</i>	\$10,000	\$1,250	\$0.79
Permitting	\$25,000	\$3,125	\$1.99
Legal	\$35,000	\$4,375	\$2.78
<i>Legal - General expenses, permitting, misc.</i>	\$10,000	\$1,250	\$0.79
<i>Bond Financing fees/costs</i>	\$20,000	\$2,500	\$1.59
<i>Title Insurance/Fees</i>	\$5,000	\$625	\$0.40
Marketing and Leasing	\$12,500	\$1,563	\$0.99
<i>Advertising, misc.</i>	\$5,000	\$625	\$0.40
<i>Public Relations & Special Events</i>	\$5,000	\$625	\$0.40
<i>Affordable units processing costs</i>	\$2,500	\$313	\$0.20
<i>Model Unit</i>	\$0	\$0	\$0.00
Miscellaneous	\$120,000	\$15,000	\$9.53
<i>Project management overhead</i>	\$50,000	\$6,250	\$3.97
<i>FEE/E (site benches, signage, etc.)</i>	\$10,000	\$1,250	\$0.79
<i>Neighborhood Mitigation (playground)</i>	\$50,000	\$6,250	\$3.97
<i>Real Estate Taxes During Construction</i>	\$0	\$0	\$0.00
<i>Builder's Risk Insurance</i>	\$10,000	\$1,250	\$0.79
Sub-total Soft Costs	\$470,750	\$58,844	\$37.40
Soft Cost Contingency	\$28,675	\$3,584	\$2.28
Total Soft Costs	\$499,425	\$62,428	\$39.67
FINANCING COSTS			
Bond financing costs (MHFA program - 2.5% of bond amount)	\$50,000	\$6,250	\$3.97
Operating Deficit - Lease Up	\$10,000	\$1,250	\$0.79
Construction Period Interest (4.5% @ 50% outs. bal., int. only)	\$42,750	\$5,344	\$3.40
Interest Reserve	\$0	\$0	\$0.00
Total Financing Costs	\$102,750	\$12,844	\$8.16
TOTAL DEVELOPMENT COST	\$3,990,704	\$498,838	\$317.02

SOURCES:

30 year bond (4.5% int. rate)	\$1,995,352
CPA funds (100% aff. unit costs)	\$1,995,352

PROJECT OVERVIEW

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

ESTIMATED PROJECT SCHEDULE

Venture Date	
Complete Permitting	
Construction Period (months)	12 months
Commence Construction	
Occupancy Date	

UNIT MIX SUMMARY

Market Rate Units	# of Units	Average NRA	Monthly/ Unit	Monthly/ SF	Total SF	Monthly Total	Annual Total
Unit Type							
1 Bed, 1 bath	1	850	\$2,338	\$2.75	850	\$2,338	\$28,050
2 Bed, 2 bath TH	2	1,400	\$3,360	\$2.40	2,800	\$6,720	\$80,640
3 Bed, 2 bath TH	1	1,700	\$3,825	\$2.25	1,700	\$3,825	\$45,900
Market Rate Averages	4	1,338	\$3,221	\$2.41	5,350	\$12,883	\$154,590

Affordable Units	# of Units	Average NRA	Monthly/ Unit	Monthly/ SF	Total SF	Monthly Total	Annual Total
Unit Type							
1 Bed, 1 bath	1	850	\$1,250	\$1.47	850	\$1,250	\$14,994
2 Bed, 2 bath	2	1,400	\$1,400	\$1.00	2,800	\$2,800	\$33,600
3 Bed, 2 bath	1	1,700	\$1,530	\$0.90	1,700	\$1,530	\$18,360
Affordable Averages	4	1,338	\$1,395	\$1.04	5,350	\$5,580	\$66,954

Property Totals	8	10,700	\$18,462	\$1.73	10,700	\$18,462	\$221,544
Property Averages	8	1,338	\$2,308	\$1.73			

Annual Rent Analysis	Market Rate			Affordable			Total	
	Inflation	Annual Rent	PSF/Month	Inflation	Annual Rent	PSF/Month	Inflation	Annual Rent
Non-Trended Rental Income (FY 2015)		\$154,590	\$2.41		\$66,954	\$1.04		\$221,544
Total Rental Income (FY 2016)	3.0%	\$159,228	\$2.48	1.5%	\$67,958	\$1.06	2.5%	\$227,186
Total Rental Income (FY 2017)	3.0%	\$164,005	\$2.55	1.5%	\$68,978	\$1.07	2.6%	\$232,982
Stabilized Rental Income (FY 2018)	3.0%	\$168,925	\$2.63	1.5%	\$70,012	\$1.09	2.6%	\$238,937

70 CRESCENT STREET, NEWTON MA
PRO FORMA STABILIZED OPERATING STATEMENT

6/23/2015

	Untrended - YE 2015 \$'s	Trended - YE 2016 \$'s	Trended - YE 2017 \$'s Stabilized	Trended - YE 2018 \$'s Stabilized	Trended - YE 2019 \$'s Stabilized
	Total	Total	Total	Total	Total
INCOME					
Apartment Rental Income - Market Rate	\$154,590	\$159,228	\$164,005	\$168,925	\$173,992
Apartment Rental Income - Affordable	\$66,954	\$67,958	\$68,978	\$70,012	\$71,063
Misc. Income ³	\$0	\$0	\$0	\$0	\$0
Total Income	\$221,544	\$227,186	\$232,982	\$238,937	\$245,055
Less Affordable Unit Vacancy 3.00%	(\$2,009)	(\$2,039)	(\$2,069)	(\$2,100)	(\$2,132)
Less Market Rate Vacancy ⁴ @ 5.00%	(\$7,730)	(\$7,961)	(\$8,200)	(\$8,446)	(\$8,700)
Effective Gross Income	\$211,806	\$217,186	\$222,713	\$228,390	\$234,223
EXPENSES					
Personnel	\$10,000	\$10,300	\$10,609	\$10,927	\$11,255
Rental Expense	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628
Advertising	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628
Administrative	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628
Cleaning	\$7,500	\$7,725	\$7,957	\$8,195	\$8,441
Turnover	\$4,000		\$4,244	\$4,371	\$4,502
Utility Expense	\$6,000	\$6,180	\$6,365	\$6,556	\$6,753
Repairs & Maintenance	\$4,000	\$4,120	\$4,244	\$4,371	\$4,502
Contract Services	\$10,000	\$10,300	\$10,609	\$10,927	\$11,255
Professional Fees	\$2,000	\$2,060	\$2,122	\$2,185	\$2,251
Property Insurance	\$4,000	\$4,120	\$4,244	\$4,371	\$4,502
Real Estate Taxes	\$0	\$0	\$0	\$0	\$0
Total Operating Expenses	\$62,500	\$60,255	\$66,306	\$68,295	\$70,344
Capital Reserve	\$2,000	\$2,060	\$2,122	\$2,185	\$2,251
NET OPERATING INCOME	\$147,306	\$154,871	\$154,285	\$157,910	\$161,628
Debt Service	\$121,322	\$121,322	\$121,322	\$121,322	\$121,322
NET CASH FLOW	\$25,984	\$33,549	\$32,963	\$36,588	\$40,306
RETURN ON COST	3.69%	3.88%	3.87%	3.96%	4.05%