

CITY OF NEWTON

IN BOARD OF ALDERMEN

REAL PROPERTY REUSE COMMITTEE REPORT

TUESDAY, APRIL 1, 2014

Present: Ald. Albright (Chairman), Ald. Leary, Hess-Mahan, Gentile, Crossley, Danberg, Fuller, and Lipof; also present: Ald. Johnson, Norton, and Harney

Staff: Alexandra Ananth (Chief Planner for Current Planning) Candace Havens (Director of Planning & Development), Marie Lawlor (Assistant City Solicitor), Ouida Young (Associate City Solicitor), Nancy Hyde (Economic Development Director), Linda Finucane (Assistant Clerk of the Board)

Also present: Daniel Elias (Executive Director of the New Art Center) Diana Bailey (President of the Board of Directors, the New Art Center)

#53-14 HIS HONOR THE MAYOR seeking an amendment of reuse board order #645-76, dated December 6, 1976, amended by board order #466-93, dated November 15, 1993, re the Newton Arts Center, 61 Washington Park, Newtonville, in order to allow execution of all necessary documents to subordinate the City's right of reverter in connection with a proposed loan to the Newton Arts Center.

ACTION: APPROVED 6-0-2 (Fuller, Gentile abstaining)

NOTE: Originally constructed in 1873 as a church, the city purchased this property in 1961 from the Newtonville Women's Club and for a approximately a decade it became part of Newton Junior College. In 1976, the Board of Aldermen authorized the Mayor to sell the property to Newton Cultural Affairs for \$1.00. That board order (#645-76) stipulated that if the property ceased to be used as a Newton Arts Center title would revert to the city. The deed with that condition known as a right of reverter was executed by the then-Mayor in 1977. In 1991 Newton Cultural Affairs Inc. transferred the property to the Newton Arts Center, now officially known as the New Art Center in Newton, Inc. In 1993, the city agreed via board order #466-93, to subordinate its right of reverter to a mortgage from Pioneer Financial Bank for up to \$60,000. The amendment to the original board order provided that if New Art defaulted the city would have the right to pay the outstanding debt and take full title to the property. The city signed the Subordination Agreement to Pioneer Financial and at the same time, to protect the interest of both parties, signed an Escrow Agreement with attorney Jason Rosenberg as the Escrow Agent, with attorney Rosenberg holding the fully executed deed from New Art to the city. This agreement provided that if New Art satisfied and discharged the mortgage, the deed would be released back to New Art, but if it defaulted and the city cured the default, i.e., paid off the mortgage, the deed would be released to the city. New Art paid off the mortgage in 1999 and retained title to the property.

New Art is seeking to obtain a line of credit of up to \$100,000 from Cambridge Savings Bank to allow it to manage its finances. There is no mortgage on the property and the line of credit is not intended for capital projects, but to serve as a cushion for short-term cycles in late summer and

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fall during which cash flow is always negative because class fees are paid at the start of each term. Its budget for the current year is approximately \$1,100,000, of which 2/3 is earned through class fees and 1/3 is gifted. It is balanced, and should show a small surplus at the end of the year. Monthly expenses are approximately \$90,000, of which approximately \$60,000 is payroll. The line of credit which is scaled to its projected needs is intended to provide New Art with liquidity to weather these short-term cycles. *Additional protection for the city's interest is that it must be paid down to a zero balance each for a consecutive period of 30 days.*

When asked why a private attorney had been chosen as Escrow Agent, both Ms. Lawlor said that Mr. Rosenberg had been asked to do so in 1993 and agreed to continue to do so, as he has done for other instances for the city, e.g., \$25,000 for a traffic signal on Needham Street, which was unrelated to a project he represented. He receives no compensation for this role. Ms. Lawlor said this is typical; the Escrow Agent offers protection for both parties.

Alderman Fuller was concerned about a potential default and the cost to the city. Ms. Lawlor explained that if New Art were to default, the city would be given the opportunity to cure. If the city chose not to pay, the title would revert to the bank. New Art owns the property, which is assessed at approximately \$1.7 million and the property has no liens. Alderman Fuller remained concerned that if the deed inhibits New Art from getting a line of credit and it has no endowment, perhaps its fund raising is insufficient.

Mr. Elias, who came on as Executive Director July of 2013, noted that the working line of credit he is seeking is a small fraction of the worth of the property. He and the Board of Directors are developing a five-year plan for significant improvements and anticipate stepping up efforts to grow an endowment fund. Mr. Elias explained that the money may not have to be expended; he is confident the line of credit will be paid down to a zero balance within 12 months and, if necessary, he will cut operations and make the appropriate adjustments to do so. The line of credit is not intended for capital improvements. President of the Board of Directors Diana Bailey explained that a three-month preview of cash flow must be provided to the Board of Directors to draw down from. She reiterated that this line of credit is not intended for capital expenditures.

Alderman Lipof said the city would not be hurt: the property has no mortgage. Alderman Danberg asked if New Art would return to the Board if it could not pay down the loan per the agreement. Mr. Elias said that he is happy to come back, but noted that the proposed Escrow Agreement, like the previous Agreement, requires New Art to submit quarterly financial reports to the city.

Alderman Gentile asked why the item was not referred to the Finance Committee. Since it originated in a Reuse board order and was amended in 1993 by the Real Property Reuse Committee, not Finance, it was referred only to Real Property Reuse. As the Chairman of Finance, he can ask for its referral or the committee could refer it; however, he said it is not his intention to hold up the item, but he would however like the opportunity to review the updated Escrow Agreement prior to Monday, April 7. Both Aldermen Gentile and Alderman Fuller declared they intended to abstain this evening.

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Alderman Hess-Mahan moved approval, which carried 6-0-2, with Aldermen Fuller and Gentile abstaining.

REFERRED TO ZONING & PLANNING & REAL PROPERTY REUSE COMMITTEES

#47-14 SARAH QUIGLEY et al. filing on February 3, 2014 a Group Petition pursuant to Sec. 10-2 of the Newton Charter which seeks the following:

1. Review and rescind the declaration and classification of the Austin Street public parking lot as surplus municipal land.
2. Recommend that the mayor or other municipal authority withdraw the offer to sell the land, exercising an option listed in the Request for Proposal dated February 13, 2013.
3. Rezone the Austin Street parking lot from the recently created Mixed Use 4 (MU4) zone to a zone that is more appropriate to the scale of Newtonville village: Public Use, BU1 or BU2.

ACTION: (1), (2), and (3) NO ACTION NECESSARY 8-0
(3) ZONING & PLANNING TO MEET

NOTE: The public hearing on this item was opened and closed on March 25. This evening the Chairman suggested the committee take a vote on (3), the request to rezone the parking lot, which is the province of the Zoning & Planning Committee, not Real Property Reuse. Alderman Crossley moved No Action Necessary on (3), which motion carried unanimously.

Ms. Ananth recapped the history of how the city got to this stage: Since 2008, the proposal to develop the Austin Street parking lot has always been about providing all types of housing as well as retail uses in Newtonville Square. There were a number of meetings held with the neighborhood and businesses. The *2007 Comprehensive Plan* advocates moderate growth in villages, particularly where public transportation is available. On November 7, 2011 - #26-11(2) - the Board approved an amendment which added a Mixed Use Centers element to the *2007 Comprehensive Plan*. Governor Patrick recently stated that Massachusetts requires 10,000 new units of multi-family housing per year. There is a rising awareness of the need to attract young families between the ages of 35-55, while at the same time acknowledging the trending demand for smaller units for older and younger people. As people age, they tend to sell their homes to buyers with young families. Smaller units are appealing to older empty nesters who are downsizing and to younger people. In many instances both populations either have one car or no car, perhaps prefer one floor living, with no outside maintenance, in a mixed use development with a more urban edge. The Planning Department believes that the proposal to develop the Austin Street parking lot is based on sound planning principles that could be a model for transit-oriented development. Its redevelopment potential offers much more than parking. *Please refer to the attached PowerPoint for charts and projected housing demands related to demographics as well as the next steps and the vision for the MBTA Indigo Line in 2024, etc.*

Reuse board order #150-09(6) cites a *minimum* of 18 units. Of the six responses to the Request for Proposals (RFP) four out of five responses proposed a much higher number of units (only one proposed 25 units). The three proposals under consideration range from 80 to 98 units. However, both Ms. Havens and Ms. Young stressed that the applicants were not asked for that level of specificity, but only to meet the comparative criteria, which is attached. Of the six

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projects, one dropped out, and two exceeded the height limit which dropped their rankings and resulted in their not making it into the final three. The final contenders are:

Austin Street Partners LLC – showing 80 units, with one and two bedrooms

Austin Street Station - New Atlantic Development – showing 98 units, with one, two, and three bedrooms

Newtonville Square Development Partners LLC – showing 80 units, with one, two, and three bedrooms

Since the initial parking study a number of new businesses have opened in Newtonville Square and the city is currently undertaking a new parking survey, which should be completed shortly. What if the ongoing parking study shows new results? Alderman Fuller noted that the groundwork had been done in a different economic cycle. Demographics are changing in the city. There is little undeveloped land. This proposal is not a gradual development. It will change Newtonville and definitely increase the number of cars with less parking potential. She is concerned that the city is hurting Newtonville by trying to put too many units there. Ms. Havens said that all projects are designed to attract different populations and there is no question that certain designs are more attractive to different populations. Proximity to the Green Line, buses, or commuter rail is self-selecting, again, satisfying the need of the population. As the project scope is refined the city will be looking at impacts. Usually with one or two bedrooms one parking space is sufficient. Plus, all the amenities are there: a grocery store, CVS, restaurants, etc. Traffic and parking studies will be required as part of the special permit process. That process will include peer reviews of those studies. The process has many stopping points along the way.

Alderman Gentile pointed out that he has had reservations from day one, he voted against the reuse board order. Initially, it was 18-30 units, now it is 80-98 units. One has to understand the concerns of the neighborhood. If the Mayor negotiates with the chosen applicant and the project is downsized, what recourse will the other applicants have because they were not given the opportunity to downsize their proposals as well? Ms. Young explained that G.L. 30B does not provide a lot of guidance other than an open process and level playing field. In fact, the rankings were based on criteria which did not examine the number of units rather the soundness of financial proposals presented.. Ms. Young emphasized that this process is not a bidding process. The RFP process is based on evaluative criteria. Benefits to the city include other considerations not just money. As to whether a developer not chosen could bring action against the city, Ms. Young pointed out that the last attachment to the RFP is a land disposition agreement. The Memorandum of Intent protects the city allowing the Executive Department and the designated developer to negotiate and undertake additional study, planning, and analysis to determine the feasibility and scope of the proposed project.

Ms. Havens reiterated that this process has been to select a developer, not a specific project. Design was not a requirement. The Joint Advisory Planning Group intentionally did not include specific design criteria. Whoever is selected will have to go through the special permit process, which like all special permits will include meetings between the developer and the design review team, Urban Design, etc. In addition, there will be intermittent community meetings, some which the Newtonville Neighborhood Area Council might host. There are several months of iterative work ahead.

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Alderman Crossley felt it is beneficial to continue the public process and for the Board to see the proposal through fresh eyes. Alderman Leary said a development in Newtonville Square with proximity to its amenities could certainly provide opportunity for reasonable alternatives to a person driving everywhere. However, she is concerned about the 1500 new units of housing being built in Watertown near the Newton border and the impact they will have in Newton, particularly on traffic. Alderman Lipof said the number of proposed units is not set in stone and this could be a good opportunity for an important partnering of city and developer.

Alderman Hess-Mahan pointed out that the Mayor is not involved in the special permit process; a special permit requires 16 affirmative votes in the Board of Aldermen and, although 80-90 units appears to be high, reducing the number of units means a reduction in the amount of money the city will realize for the land.

Alderman Norton questioned the appropriateness of a member or members of the Newton Community Development Foundation being part of the Newton Housing Action Plan Initiative (HAPI) with potential financial interest in a proposed project. She has yet to see a huge change in the community as a result of being “educated” about the project. Despite studies by the MAPC and demographic charts, etc., she represents Ward 2 and questions whether Newtonville Square needs to be revitalized. Quoting earlier figures, 18 units was a “modest” number and 30 units an “aggressive” number; now it’s 80 to 90. Ms. Young explained that there is no legal issue or conflict of interest. Members of those organizations are not city employees.

Former Alderman Linsky was unable to attend the public hearing, although he submitted a written statement, believes it’s good that there is more public interest; he is hopeful that all the parties will come together for the collective good of Newtonville.

Alderman Harney shared the concerns voiced by Aldermen Fuller and Gentile. He pointed out that there have been more than 100 emails, most in opposition to the proposal. When will the community have input? When reminded of the Riverside project, Alderman Gentile said that was different, unlike Austin Street, that property was owned by the MBTA and B.H. Normandy was the only respondent to the proposal, which placed constraints on the city.

Alderman Albright noted that the Newton has grown from 55 households in approximately 1868 to over 30,000 today and will continue to change though clearly change is difficult. Demographic projections predict that 40% of Newton will be over 65 and she voiced concern that without new citizens we will be unable to support the financial needs of our city. Young people continue to leave Massachusetts because of the high cost of housing showing we need, in addition to affordable housing, more housing for young people.

The committee noted it had received late today a letter from the Mayor, attached, in which he expressed his continued support to create a model transit-oriented development in Newtonville that is complementary to the village. Alderman Hess-Mahan moved No Action Necessary on (1) and (2), which motion carried 6-1-1, with Alderman Gentile opposed and Alderman Fuller abstaining.

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The meeting was adjourned at approximately 10:00 PM.

Respectfully submitted,

Susan S. Albright, Chairman

List of Attachments:

Austin Street, Department of Planning & Development PowerPoint April 1, 2014

December 13, 2013 Austin Street Comparative Criteria

April 1, 2014 Letter from Mayor Warren

Department of Planning and Development



REAL PROPERTY REUSE COMMITTEE

DOCKET #47-14

AUSTIN STREET REDEVELOPMENT PROJECT

NEWTONVILLE

APRIL 1, 2014

AGENDA

Reuse
Ordinance

Project
Timeline

Questions
raised at the
3/25 public
hearing



City Ordinance Section 2-7

3

- City Department responsible for land declares the property available for sale or lease
- Real Property Reuse Committee oversees the following steps:
 - Property offered to other Departments
 - Joint Advisory Planning Group (JAPG) is appointed to identify alternatives for the future use of the subject property
 - Planning Department also prepares a report
 - Public hearing held
 - RPR Committee makes rec. to BOA
 - The Board submits its recommendation by resolution to the Mayor and sets the minimum financial terms

Early Planning Steps

- 2002-2007 Comprehensive Planning
- 2008 Sasaki Charette
- 2009 Community Workshops



Add vitality to
Newtonville
Village

4

Create village
housing

Fiscal benefits to
the Village
and the City

Planning Steps

- 2009-2010

- Real Property Reuse review
- Request for Interest released
- 3 written responses rec'd

- 2011

- Real Property Reuse Committee review
 - ✦ Considered the data presented
 - ✦ Found sufficient merit to continue exploration
- Joint Advisory Planning Group appointed
- Mixed Use Element of *Comprehensive Plan*

Add vitality to
Newtonville
Village

Create village
housing

5

Fiscal benefits
to the
Village and
the City

JOINT ADVISORY PLANNING GROUP

6

- 14 residents
- Most from Newtonville, including abutters
- Appointments
 - ½ by Mayor, ½ by Board of Aldermen
- Met for 3 months
- Made recommendations for future use of property

“Redevelopment of Austin Street should be the spark that lights the fire of rejuvenation in the Newtonville Village.” JAPG

Planning Steps – cont.

- 2012

- Board of Aldermen recommendations on reuse to Mayor
- Adoption of Mixed Use 4 zone by Board of Aldermen
 - Architecture compatible with scale and character of surroundings
 - Consistent with *Comprehensive Plan* goals
 - Physically, financially, and legally feasible
 - City to work with developer to address infrastructure needs
 - Cash contributions be used to enhance Newtonville Center
 - Pre-zone property for mixed use
 - Provide sufficient information to developer
 - Appoint committee of experts to review proposals and advise Mayor

7

Add vitality to
Newtonville
Village

Create village
housing

Fiscal benefits to
the Village
and the City

Planning Steps – cont.

- 2013/2014
 - Request for proposals issued
 - 6 responses received
 - Process of evaluation underway



8

Add vitality to
Newtonville
Village

Create village
housing

Fiscal benefits to
the Village
and the City

REQUEST for PROPOSALS

MINIMUM CRITERIA

9

- Complete proposal
- At least one member must have completed one comparable mixed-use development within past 7 years
- 3 satisfactory references
- \$5000 security deposit
- Evidence of financial capacity

OTHER CONSIDERATIONS

10

- Consistency with project description and zoning regulations
- Parking during and after construction
- Lease vs. Sale
- Rental vs. Homeownership
- Timing of construction
- Ability to work with all stakeholders
- Inclusion of the arts
- Context-sensitive design
- Flexibility and creativity

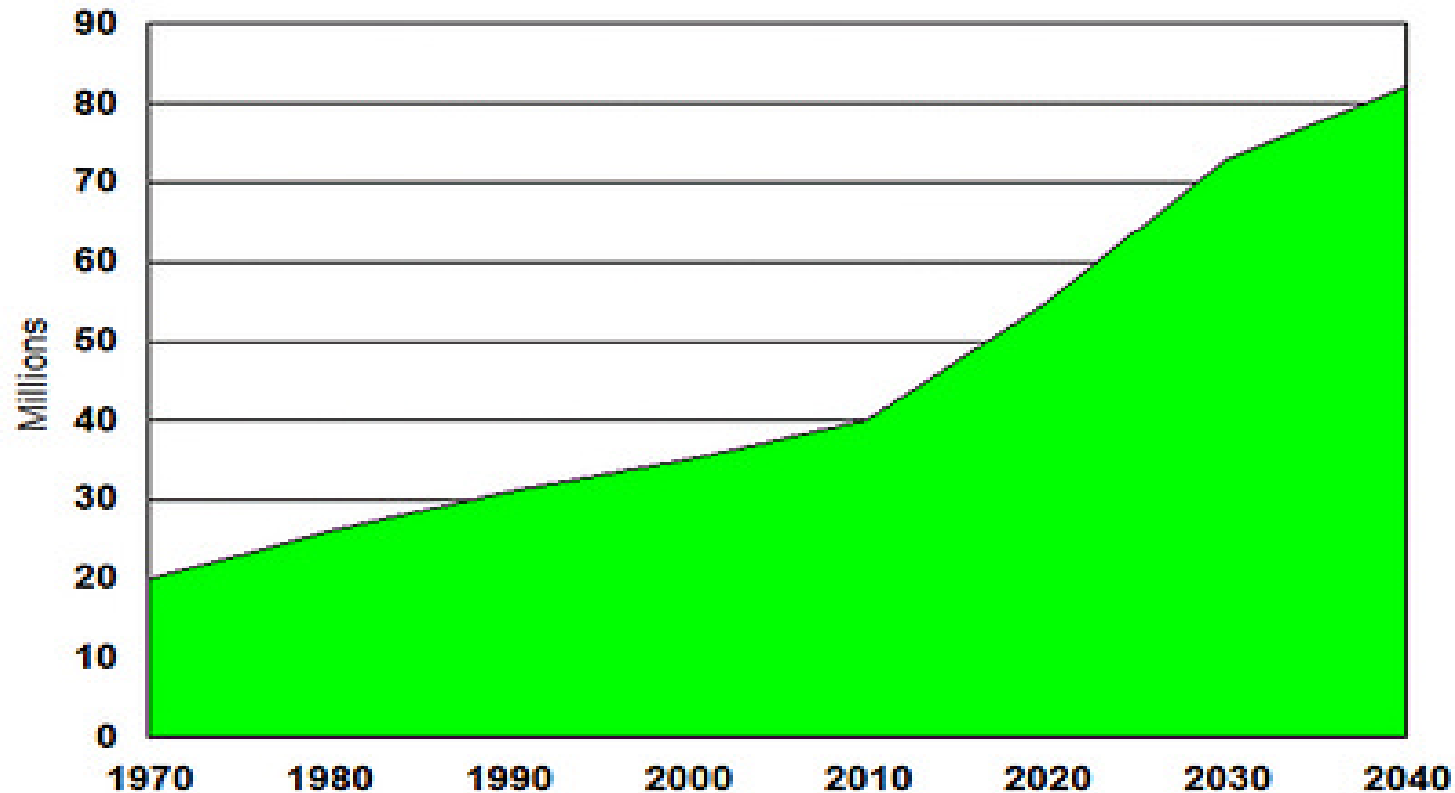
WHY IS THIS GOOD FOR NEWTON?

11

- **Village vitality**
 - Synergy among uses
 - More points of interest
- **Provides more diversity to housing stock**
 - Aging baby boomers/empty nesters
 - Young singles and couples
 - More patrons for local businesses
- **Better use of existing land**
 - Parking
 - Attractive public open space

Demographics

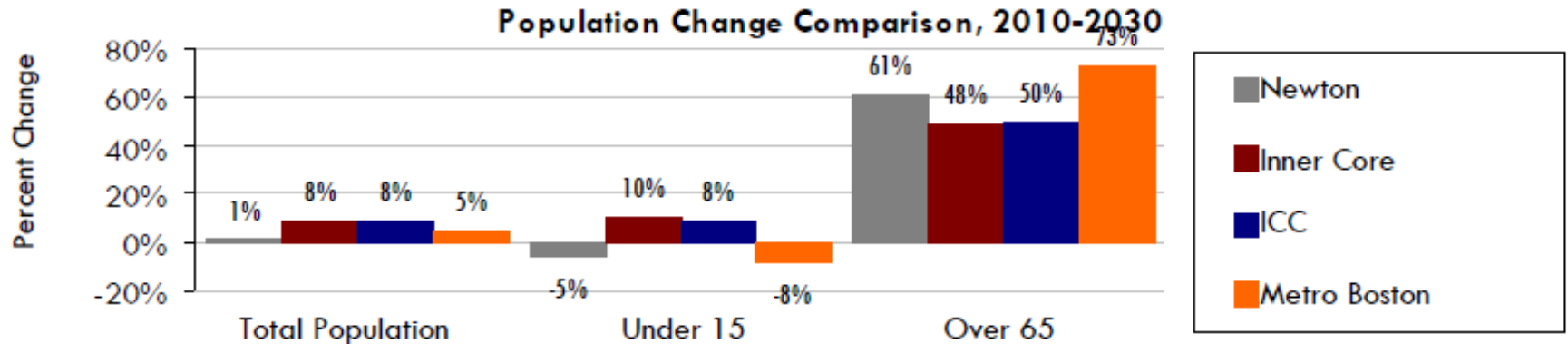
Number of Seniors 1970-2040



Source: Arthur C. Nelson, Metropolitan Research Center, University of Utah

Demographics

13

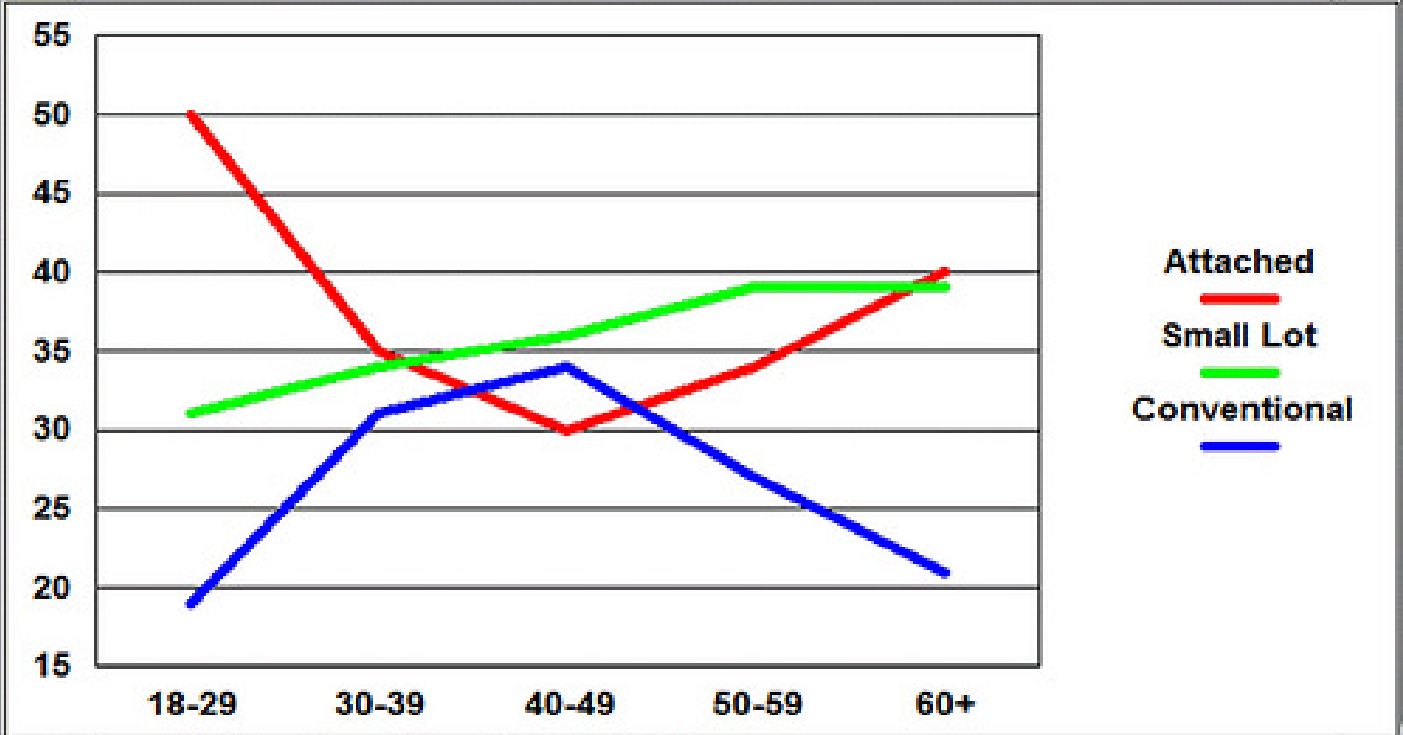


Population Summary, 1990-2030

	1990	2000	2010	2020	2030
Total Population	82,585	83,829	85,146	85,579	86,191
Population under 15	12,811	14,682	15,123	14,571	14,320
Population over 65	12,226	12,640	12,979	17,555	20,845

Demographics

Housing Type Preference by Age



Source: National Association of Realtors (2011)

NEXT STEPS

15

Mayor
selects
developer



Negotiate
conditions
for sale or
lease

Parking
study



Community
meetings,
Newtonville
Area Council,
DRT,
Urban Design
Committee &
Zoning
reviews,
other prep
for Special
Permit



Special
Permit to
Land Use
Committee
& Board of
Aldermen
for action

Spring 2014

Summer – Fall
2014

2015

Questions Raised at the Public Hearing

16

- Is Newtonville still perceived as needing a “spark?”
- When will the City’s Parking Study be completed?
- How would development of the Shaws site impact the proposed project?

Indigo Line

Vision for the MBTA in 2024



Thank You

18



71 ft.



oaktree **Dinosaur** CAPITAL PARTNERS **SEB** LLC

Austin Street Partners | RFP #13-51 Mixed Use Development

AUSTIN STREET PARTNERS LLC



NEWTONVILLE SQUARE DEVELOPMENT PARTNERS, LLC



AUSTIN STATION NEWTONVILLE



COMMUNITY GARDEN



ROOFTOP COMMONS LIVING + TERRACE



ROOF TO FORK URBAN AGRICULTURE



METROWEST COLLABORATIVE DEVELOPMENT, INC.



AUSTIN STREET

A Vision to Revitalize Newtonville's Village Center

A Proposal from B'nai B'rith Housing



B'NAI B'RITH HOUSING

**City of Newton
Purchasing
Department**

To: File
From: N. Read, Chief Procurement Officer
Date: December 13, 2013
Re: RFP 13-51 Austin Street Mixed-Use Development

On 2/14/13 the city released RFP 13-51, soliciting proposals for the development of a 1.7 acre parcel of land along Austin Street in Newtonville. Specifications allowed the developer possession of the land by purchase or lease, and so any transaction would be a disposition of an interest in real property subject to M.G.L. c. 30B, §16, which determined the structure of the solicitation.¹ Proposals were to be submitted by 4/25/13, and 6 developers duly submitted proposals, as follows:

¹ Chapter 30B applies to the purchase, sale, lease, or rental of real property (including interests in real property). Chapter 30B establishes an advertised proposal process that municipalities must follow in disposing real property by sale or rental with a value greater than \$25,000. The Chapter has additional requirements for the disposition of real property, regardless of its value. Municipalities may identify the winning transferee of the property by using an Invitation for Bid structure, i.e., awarding to the bidder who offers the highest price as under M.G.L. c.30B, §5. Alternatively, municipalities may identify the winning transferee by using a Request For Proposal (RFP) structure, i.e., awarding to the proposer who is deemed most advantageous using factors other than price as under M.G.L. c.30B, §6. Since the City wished to consider factors other than price, it used an RFP process.

Austin Street Partners LLC
B'nai B'rith
MetroWest Collaborative Development
New Atlantic Development Corp.
Newton's Future Investment Trust
Newtonville Square Development Partners

An evaluation committee made up of 6 members reviewed the proposals.² For each comparative criterion listed in the RFP, each member of the committee assigned a rating of Highly Advantageous (HA), Advantageous (A), Not Advantageous (NA) or Unacceptable (U). The completed evaluations were delivered to the Purchasing Department in late July.

All proposers were deemed, for the most part, responsive, and they generally met the minimum requirements and were responsible. (The Evaluators did not want to disqualify proposers on the basis of failure to meet Minimum Requirements, which in some cases were deficient. It was decided that deficiencies could be taken into account when evaluating the proposers' on the basis of comparative criteria. However, the table below lists where Evaluators felt there was an issue even though a Minimum Requirement was deemed met for purposes of evaluation.)

² As an essential comparative criterion was the financial structure, there was only one proposal document, not separate price and non-price proposals.

Minimum Requirements ↓	1	2	3	4	5	6
The Proposal must be a Complete Proposal as defined in Part IV of the RFP.	Y	Y* (3) (4)	Y	Y* (1) (3)	Y	Y* (3) (5)
At least one member of the Development Team must have completed one comparable mixed-use development within the past 7 years.	Y* (5)	Y* (3)	Y* (5)	Y* (2) (3) (5) (6)	Y* (2) (3) (5)	Y* (2) (3) (5)
The key members of the Development Team must each submit three (3) satisfactory references.	Y	Y* (1)	Y	Y	Y	Y
RFP security in the amount of \$5,000.	Y	Y	Y	Y	Y	Y
Evidence of financial capacity to undertake the proposed development.	Y* (3) (5)	Y* (3) (4) (5)	Y* (3) (5)	Y* (3) (5)	Y* (5)	Y* (5)
Certificate of Non-Collusion	Y	Y	Y	Y	Y	Y
Attestation - Certificate of Compliance with State Tax Laws, M.G.L. c. 62C, §49. Certificate of Authority	Y	Y	Y	Y* (1)	Y* (5)	Y
Certificate of Foreign Corporation (if applicable)	Y	Y	Y	Y	Y	Y

*Indicates that there was an issue with the requirement:

- (1) Austin Street Partners LLC
- (2) B'nai B'rith
- (3) MetroWest Collaborative Development
- (4) New Atlantic Development Corp.
- (5) Newton's Future Investment Trust
- (6) Newtonville Square Development Partners

In the 5 comparative criteria, the individual proposers were ranked as follows:

Austin Street Partners LLC

Comparative Criteria ↓	1	2	3	4	5	6	Final Rating
(1) Consistency with Project Description	HA	A	A	HA	HA	HA	
(2) Proposed methods and procedures for accomplishing objectives listed in the Project Description	A	HA	A	A	A	HA	
(3) Qualifications of the Development Team	HA	HA	A	A	A	HA	
(4) Budget proposal and fiscal benefits to the City	A	A	A	A	HA	HA	
(5) Project feasibility, including ability to obtain financing	HA	A	A	A	HA	HA	
(6) Viability of Financial Assumptions	HA	A	A	A	HA	HA	
Evaluator Composite	HA	A	A	A	HA	HA	HA-

B'nai B'rith

Comparative Criteria ↓	1	2	3	4	5	6	Final Rating
(1) Consistency with Project Description	A	A	U	U	NA	A	
(2) Proposed methods and procedures for accomplishing objectives listed in the Project Description	HA	A	HA	A	U	A	
(3) Qualifications of the Development Team	A	A	A	A	A	HA/A	
(4) Budget proposal and fiscal benefits to the City	A	NA	A	A	A	HA	
(5) Project feasibility, including ability to obtain financing	HA	NA	HA	A	HA	HA	
(6) Viability of Financial Assumptions	A	HA	HA	A	NA	A	
Evaluator Composite	A	NA	NA	NA	NA	HA/A+	NA+

MetroWest Collaborative Development

Comparative Criteria ↓	1	2	3	4	5	6	Final Rating
(1) Consistency with Project Description	A	A	NA	NA	A	A	
(2) Proposed methods and procedures for accomplishing objectives listed in the Project Description	NA	U	A	NA	NA	A	
(3) Qualifications of the Development Team	NA	NA	A	NA	NA	NA	
(4) Budget proposal and fiscal benefits to the City	A	NA	NA	A	NA	A	
(5) Project feasibility, including ability to obtain financing	NA	U	NA	NA	NA	A	
(6) Viability of Financial Assumptions	NA	NA	NA	A	NA	HA	
Evaluator Composite	NA	NA	NA	NA	NA	A	NA

New Atlantic Development Corp.

Comparative Criteria ↓	1	2	3	4	5	6	Final Rating
(1) Consistency with Project Description	HA-	NA	A	HA	HA	HA	
(2) Proposed methods and procedures for accomplishing objectives listed in the Project Description	A	NA	HA	HA	A	HA	
(3) Qualifications of the Development Team	A	A	HA	A	A	HA	
(4) Budget proposal and fiscal benefits to the City	HA	NA	A	HA	HA	HA	
(5) Project feasibility, including ability to obtain financing	HA	NA	A	HA	HA	HA	
(6) Viability of Financial Assumptions	HA	A	A	HA	HA	HA	
Evaluator Composite	HA	NA	A	HA	HA	HA	HA-

Newton's Future Investment Trust

Comparative Criteria ↓	1	2	3	4	5	6	Final Rating
(1) Consistency with Project Description	A	NA	U	NA	NA	A	
(2) Proposed methods and procedures for accomplishing objectives listed in the Project Description	NA	NA	NA	NA	NA	A	
(3) Qualifications of the Development Team	NA	NA	NA	NA	U	NA	
(4) Budget proposal and fiscal benefits to the City	U	U	U	U	U	U	
(5) Project feasibility, including ability to obtain financing	NA	U	NA	A	NA	NA	
(6) Viability of Financial Assumptions	NA	A	A	NA	NA	U	
Evaluator Composite	NA	U	NA	NA	U	NA	NA

Newtonville Square Development Partners

Comparative Criteria ↓	1	2	3	4	5	6	Final Rating
(1) Consistency with Project Description	A	A	A	HA	HA	HA	
(2) Proposed methods and procedures for accomplishing objectives listed in the Project Description	A	HA	A	NA	A	HA	
(3) Qualifications of the Development Team	A	A	A	A	A	HA	
(4) Budget proposal and fiscal benefits to the City	A	HA	A	A	HA	HA	
(5) Project feasibility, including ability to obtain financing	NA	HA	A	A	A	HA/A	
(6) Viability of Financial Assumptions	NA	A	A	A	NA	HA/A	
Evaluator Composite	NA	HA	A	A	HA	HA	A+

In order to determine the final rating for each proposer, each evaluator composite rating was assigned a numerical value. The numeric equivalents of the Evaluator's Composite Ratings were added and divided by 6 and that number was converted to a qualitative Final Rating.

Under this computation,³ Austin Street and New Atlantic were the highest ranked proposers (each with HA-), with Newtonville Square (A+) receiving an equivalent but slightly lower score. B'nai B'rith, MetroWest and Newton's Future all ranked significantly lower at NA+, NA+, and NA-.

Evaluators also expressed opinions about the Minimum Requirements as set forth at p. 3 above. With respect to issues with the Minimum Requirements, the 4 highest ranked proposals had a roughly equivalent number of issues: Austin Street (3) B'nai Brith (3), New Atlantic (2), Newtonville Square (1). The evaluators raised more issues with the other proposers.⁴

³ Numeric values assigned to each of the rating categories--from Highly Advantageous as 9 down to Unacceptable as 1--yielded the following results:

Austin Street	7.5	HA-
New Atlantic	7.5	HA-
Newtonville Square	7.0	A+
B'nai Brith	4.3	NA+
MetroWest	3.5	NA+
Newton's Future	2.33	NA-

⁴ MetroWest (11), Newton's Future (13). There were 8 Minimum Criteria and 6 evaluators, so theoretically a proposer could have 48 possible issues.



SETTI D. WARREN
MAYOR

City of Newton, Massachusetts
Office of the Mayor

47-14

Telephone
(617) 796-1100

Facsimile
(617) 796-1113

TDD/TTY
(617) 796-1089

E-mail
swarren@newtonma.gov

April 1, 2014

Dear Honorable Board of Aldermen:

Recently there has been a great deal of interest and discussion regarding the proposed development on the Austin Street municipal parking lot in Newtonville. The public comments and questions that have come up continue to reflect the community's interests, and can be helpful in shaping the best possible project for Newtonville and the city as a whole.

I support the initiative to create a model transit-oriented development in Newtonville with a balance of uses and design that is complementary to the village. As the dialogue continues, it is paramount that the concerns of all be taken into consideration, especially as we move forward into the special permit process.

The development of this site not only has the potential to provide needed parking, but to offer much more: a gathering place for friends to meet, host community meetings, enjoy festivals, and display art, for example, and can become a focal point for the village.

There is also a unique opportunity to diversify the City's housing stock and welcome residents to the area who can travel on foot to transit, as well as bring additional support to local businesses. As the current meetings conclude I look forward to selecting a development team that can collaborate with the community to refine its project design to most effectively integrate these features into Newtonville.

I feel strongly that a responsible, mixed use development at this site can play a major role in helping us build a more livable, sustainable community for the 21st century. To help achieve this, I welcome your feedback, and look forward to continuing to engage in active dialogue with our residents, business community and elected officials. I look forward to seeing this process move ahead at the conclusion of the Board's review and am very confident that any and all concerns will be properly addressed.

Sincerely,

Setti D. Warren
Mayor

1000 Commonwealth Avenue Newton, Massachusetts 02459

www.newtonma.gov



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