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Candace Havens
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Community Preservation Committee

MINUTES

26 June 2012

The meeting was held on Tuesday 26 June 2012 at 7:00 pm at the Newton Senior Center, 345 Walnut Street, Newtonville.

Community Preservation Committee (CPC) members present: Leslie Burg, Zack Blake, Nancy Grissom, Thomas Turner, Jim Robertson, Joel Feinberg, Wally Bernheimer. Absent: Dan Green, Michael Clarke.

City staff and officials also present: Co-Chair of the Commission on Disability Rob Caruso, Senior Planner Alexandra Ananth, Commissioner of Public Buildings Stephanie Gilman (from 7:45 pm).

Program manager Alice Ingerson served as recorder.

Committee Chair Leslie Burg opened the meeting at 7:05 pm.

PROJECTS & PRE-PROPOSALS

Staff Presentation on Long-term Program Planning

Alice Ingerson provided a brief review of the current funding forecast for the program, Newton's allocation of CPA funds among eligible resources over the past 10 years, and possible future funding requests, including projects listed as CPA-eligible in the City's current *Fy13-17 Capital Improvement Plan (CIP)*, projects listed in the *CIP* that would become eligible if the currently pending amendment to the CPA became law, and projects that are not currently listed in the *CIP*, and in some cases, should not be because they do not involve property in current City ownership or proposed for City acquisition. That presentation is appended to these minutes.

Requested Additional Extension for Albemarle Community Commons Project

Parks and Recreation Commissioner Bob DeRubeis presented the request. Some but not all of the 4 remaining items for which the CPC granted an extension in September 2011 until 30 May 2012 have been completed. Derek Mannion, Assistant Superintendent of Maintenance, has been managing the project in close communication with Margaret Doris of the Playground Project, the project's nonprofit sponsor. The City's Dept. of Public Works has made the sidewalks in front of the site ADA-compliant, after previously installing non-compliant ones. The remaining planter has been completed, as has the new bubbler (drinking fountain). Shortly before the May 2012 deadline, the Playground Project proposed to use most of the project's remaining \$11,000 to add a wind harp and Braille signage at the site. DeRubeis asked that the number of signs be reduced but had not yet received a detailed proposal for these additional features.

Wally Bernheimer felt that this was a project with funds left over, looking for ways to spend those funds. He could not support spending \$11,000 for signage, and suggested that the neighborhood

raise funds privately for signs, if there were less expensive options. Leslie Burg agreed with his comments. DeRubeis said the Parks and Recreation Dept. would commit to funding signs from non-CPA sources if they cost in the \$1,400-\$1,500 range.

VOTE Nancy Grissom moved not to grant the extension and that all unspent funds be returned. Wally Bernheimer seconded the motion.

The motion was approved by a vote of 7-0.

Pre-Proposal for Affordable Housing at 54 Eddy Street, Newtonville

CAN-DO Executive Director Josephine McNeil described the proposed project as typical for her organization. They were purchasing a "Philadelphia-style" two-family house: Unit 1 includes the entire 1st floor and a 2nd bedroom on the 2nd floor, Unit 2 includes most of the 2nd floor and 3 bedrooms on the 3rd floor. CAN-DO is requesting \$660,000 of Newton's Community Development Block Grant (CDBG) funds and \$255,000 of CPA funds for the project. CAN-DO made a deliberate choice to minimize the request for CPA funding.

McNeil said that the project would serve tenants at up to 50% of the area-wide median income. The total public subsidy requested per unit is larger than in past CAN-DO projects so that the project will be economically viable with the rents that low-income tenants can pay on their own. McNeil explained that the future of rental subsidies through the Section 8 voucher program is in some doubt, and that the Newton Housing Partnership had urged CAN-DO not to assume that all tenants could obtain vouchers. In response to Grissom, McNeil acknowledged that tenants without vouchers might pose a higher risk for non-payment of rent.

In response to Joel Feinberg, McNeil explained that one unit is currently vacant, and the other is occupied by a relative of the owner, who recently inherited the building. That tenant will move when the house is sold. McNeill had no data on current market-rate rents, but Zack Blake reported that another 3-bedroom unit on the same street rents for about \$2,500 a month.

Jim Robertson felt that the interest rate in the budget was high. McNeil explained that CAN-DO starts its projects with a commercial bank acquisition loan, which it pays down as public funding is approved. This process may take 8 months or more.

McNeil believed that the \$660,000 CAN-DO was paying for 54 Eddy Street was comparable to the price it paid in 2009 for the similar, Philadelphia-style house at 2148 Commonwealth Avenue for its Veterans House project. Grissom, as a realtor, and Robertson, after looking at similar properties himself recently, thought the price for Eddy Street was reasonable. In response to a question from Ingerson, McNeil said CAN-DO had chosen this property because it was the one on which the organization's offer had been accepted. Grissom said there were only 7 multifamily houses on the market for under \$700,000 in Newton at the moment, and many were receiving multiple offers.

McNeil explained the project's proposed scope of construction: de-leading and asbestos removal; replacing an oil burner with a gas furnace; insulation, since the building has almost none; replacing a rubber membrane roof; repair or replacement of the front porch; remodeling one kitchen; and driveway resurfacing. CAN-DO also plans to add a ¾ bath on the 3rd floor, so unit 2 can accommodate a family with up to 4 children. Robertson asked that a floor plan be included in any full proposal. Ingerson noted that the full proposal form requires many attachments that are omitted from pre-proposals, including floor plans. Feinberg asked about the basis for cost estimates. McNeil explained

that CAN-DO did not bid its projects out until public funding was confirmed, so estimates were based a walk-through of the property with the organization's usual architect and a past contractor.

Bernheimer felt the project's total development cost of \$540,000 per unit or \$217,000 per bedroom seemed high. Leslie Burg agreed. Bernheimer asked that the full proposal include benchmark data on past CPA housing projects: total development cost and public subsidy per bedroom, per unit, and per square foot. This would help the CPC make a more objective case for the project if it recommended funding. Ingerson said she could provide data per unit and per bedroom, but not per square foot. McNeil said she would be happy to provide reasonable additional information, but asked that the project be judged not against all possible or all past projects, but only against CAN-DO's past projects, with allowance for changes in the housing market and construction costs over time. Grissom agreed with McNeil that comparisons based on numbers alone did not tell the full story. Ingerson and Feinberg noted that the Board of Aldermen would ask numbers questions about any CPC recommendation for a housing project. Feinberg hoped that McNeil would help the Committee help her by providing answers to these questions.

In response to Ingerson, McNeil acknowledged that the proposed project would not include wheelchair visitability or accessibility. Feinberg thought the choice of this site would be questioned for that reason, as happened with the similar building used for CAN-DO's Veterans House project. McNeil reported that CAN-DO's strong efforts to market the fully wheelchair-accessible unit at its Pearl Street project had produced little interest from people who needed that accessibility. Burg and Grissom noted that wheelchair accessibility was difficult or impossible to provide in many small, existing New England multi-family homes. McNeil felt that, rather than requiring accessibility, the CPC should give bonuses to projects that included accessibility in excess of legal requirements. Robertson noted that this was already the case in a sense, because the costs of adding accessibility increased the project's overall budget, and therefore the developer fee based on that budget.

Burg noted that the immediate decision before the Committee was whether to encourage a full proposal, and whether to accept that full proposal off-cycle. Ingerson noted that CPC guidelines required justifying off-cycle consideration by showing why the project could not wait for the next regular deadline. McNeil felt that this project should be considered off-cycle because it involved a real estate opportunity that must be taken when it was available. Feinberg was concerned that the CPC's decision was in a sense being forced by a *fait accompli*—the property had already been purchased, and CAN-DO needed public funds as soon as possible to help cover its carrying costs. Bernheimer supported off-cycle consideration, as long as that did not commit the CPC to supporting the project. He felt the CPC should be willing to turn down a proposal if they felt it was possible to get 3 units at another site for the cost of getting 2 at the proposed site.

VOTE Robertson moved to consider a full proposal for this project off-cycle, provided that the full proposal included the additional information requested by the CPC at this meeting, including benchmark data comparing this project to past ones. Nancy Grissom seconded the motion.

The motion was approved by a vote of 7-0.

Update on New Recreation & Open Space Plan

Juris Alsknitis of the Planning Dept. summarized the results of an extensive public survey, public workshop, updated inventory of recreation land and open spaces, and staff analysis of demographic and other data on Newton's recreation and open space needs. Key slides from his presentation are appended to these minutes. He then focused on "action plan" section of the draft *Plan*, which covers

both for land acquisition and management. For acquisition, the draft *Plan* calls for the creation of interconnecting trail systems or greenways, including along Cheesecake Brook; converting the old Pine Street landfill to recreational use and expanding through acquisition of abutting private land; converting the Massachusetts Water Resources Authority's aqueducts and Manet Road reservoir to passive or active recreational use; creating vest pocket parks north of the Mass Turnpike; and supporting acquisition by the state Dept. of Conservation and Recreation of easements on private lands abutting the Charles River. In addition to expanding the quantity of public conservation and recreation land in Newton, the *Plan* reflected strong public concern that the quality of the City's public lands and urban forest, including street trees, was declining due to lack of maintenance. The draft *Plan* identified important needs for ecological management and bio-retention of pollutants, new or replacement facilities and enhanced accessibility at many parks, completing the restoration of the City's three Historic Burying Grounds, and preserving the small remaining landscape remnant of Newton's poor farms and almshouses, in Nahanton Park.

Ingerson pointed out that the *Plan* did not include estimated costs for actions it recommended, but that the total was probably many millions of dollars. Alsknitis noted that the *Plan* was not intended to estimate costs but to give projects standing, by identifying actions with broad public support.

The draft *Plan* will be online by the end of this week. A public hearing on that draft is scheduled with the Planning & Development Board in the main library's Druker Auditorium at 7 pm on July 9.

Discussion of Newton's CPA Program and Capital Improvements Plan

Public Buildings Commissioner Stephanie Gilman reported that the Executive Office and all City departments had held many meetings on using the City's new *Capital Improvement Plan (CIP)* to set priorities for investment in City buildings, parks, roads, and other infrastructure. Those priorities were based primarily on risk assessment: assets with the highest probability and consequences of failure were assigned the highest priority. However, the *CIP* had also considered many other factors, such as community quality of life.

The CPA-supported City Historic Buildings Survey had been one of the most important resources for the *CIP*, and Gilman thanked the CPC for asking that the survey include all City buildings. All reports from the survey are now online from www.newtonma.gov/gov/building/historic_reports.asp.

Robertson characterized the numbers in Ingerson's presentation about potential future proposals and in the *CIP* as "overwhelming." The *CIP* seemed to assume that \$3 million a year of CPA funds was available for City projects, but the amount is likely to be more like \$500,000-\$600,000. Bernheimer agreed. He felt that the CPC could not dedicate to City projects 40 percent of the funds available in any given year. Burg felt that she and Feinberg had emphasized this at their February meeting with the Mayor and Chief Operating Officer Bob Rooney. Zack Blake urged the CPC to identify an estimated annual maximum of funding they would be willing to consider for City projects.

Bernheimer noted that during its 10th-anniversary outreach about funding priorities, the CPC had heard no strong community support, and a lot of skepticism, about treating Newton's Community Preservation Fund as simply one more source for funding the City's regular budget. Feinberg agreed that the public had told the CPC clearly that they supported adopting the CPA for special projects, not ordinary City projects – even if those City projects were genuinely capital or preservation projects, rather than operations or maintenance. Bernheimer added that just because a building was historically significant didn't make every possible project for that building a historic project.

Robertson and Bernheimer felt that many of the projects in the *CIP* were needed due to a lack of maintenance, which made them inappropriate for CPA funding because the CPA prohibited funding for maintenance. Gilman noted that many City assets were in such poor condition that they could not be preserved even by catching up on the backlog of routine maintenance. Without extraordinary repairs or major rehabilitation, these assets would soon need to be completely replaced.

Feinberg felt that the CPC definitely wanted to consider City projects in a coordinated way, through the *CIP*. However, since the City's CPA-eligible needs greatly exceeded the CPA funding available, the City should request CPA funding only for projects that were above and beyond the ordinary, and that could not be funded from any other source. Bernheimer agreed and suggested that in the current low-interest environment, many or most CPA-eligible projects should be funded through regular City bonds, and CPA funds should be saved for projects that could not be funded through bonding, such as open space acquisition and housing.

Gilman explained that the Mayor and City staff had worked on plans for bonding most projects in the *CIP*, but that CPA-eligible projects had been excluded from those plans. Bernheimer endorsed Ingerson's suggestion that a logical next step would be to reverse this procedure, listing as a potential CPA request only projects that could not be funded in any other way.

Several CPC members cited past or pending proposals as examples of CPA-appropriate projects: Robertson cited the CPA-funded installation of historically appropriate lighting in the public areas of City Hall and the preservation or restoration of the WPA murals created for the old Newton High School and currently in storage at Newton South High School. Bernheimer cited the restoration of Farlow Park's historic pond, on the grounds that it was proposed "bottom-up" by neighborhood advocates rather "top-down" by City government, and because the Farlow Park pond project was relatively inexpensive. Ingerson noted that "bottom-up" projects could also be controversial; for example, in the past some residents had opposed restoring the pond in Farlow Park, out of fear that it might pose a drowning risk for small children.

As examples of projects that should not use CPA funds, Robertson cited investments that would eventually pay for themselves and that could therefore be bonded, including roofs, boilers and windows. Bernheimer and Grissom agreed that these projects were not appropriate for CPA funding. Burg felt that a case could be made for using non-CPA funds at City Hall, as the City's public face, but Gilman believed that the City did not want to use bonding to fund work at City Hall.

Bernheimer felt that the \$3 million estimated cost for full historic restoration of the City Hall landscape made that project simply too expensive for the CPC to consider. Grissom noted that the CPC had, however, supported projects in that cost range for open space acquisition.

In response to Ingerson and Robertson, Gilman asked whether the CPC would consider recommending funding for the extra cost of meeting historic preservation standards, particularly for windows. Robertson felt this needed further discussion. For some buildings, full historic window restoration or replicas might be worthwhile; for others, relatively standard new windows sized to fit the original openings might be fine. He also wondered whether CPA funds should be used for historic buildings on which the City would otherwise do historically inappropriate work, using non-CPA funds. Ingerson asked the Committee to think about whether it wanted to reduce the gap between CPA-eligible needs and available funds partly by asking the City to request funds only for the "highly significant" buildings, but not the "moderately significant" ones, in the City Historic Buildings Survey.

Ingerson also asked the Committee to think about its goals for funding archives. She pointed out that the two archival projects currently listed in the *CIP* did not appear to reflect the findings of the CPA-funded City Archives Survey. Blake agreed that archives would never be highly ranked in the *CIP*.

Burg noted that with less funding available, the CPC needed clearer and tighter funding guidelines than it had in the past. Feinberg thought CPA funding was inappropriate for projects that seemed too much like maintenance or were so costly that CPA funding would make little difference. Blake noted that the CPC must provide sponsors with guidance on how it would draw these lines. Ingerson commented that pre-proposal discussions now allowed the CPC to screen out low-priority full proposals on a case-by-case basis. Given the huge gap between CPA-eligible needs and available CPA funds, she hoped the CPC's new funding guidelines would create an even tighter screen, so project sponsors could tell when it was not even worthwhile to submit a pre-proposal.

Grissom, Burg and Bernheimer all felt that the CPC would like to see fy13 pre-proposals from the City beyond those for the City Hall and Carr School windows. Gilman noted that next-priority CPA-eligible projects probably included City Hall's War Memorial Auditorium Stairs and two projects that had received initial CPA funding prior to the new, *CIP*-based process: supplemental funding for the Angino Farm barn, and construction funding the Farlow Park Pond. Gilman was also concerned that, based on tonight's discussion, the CPC was requesting proposals that were not a high priority for the City.

COMMITTEE BUSINESS

New CPC Funding Guidelines & Priorities

The Committee agreed to Ingerson's proposed steps and schedule for creating new funding guidelines. That proposal is attached to these minutes. They asked Ingerson to divide up key assignments among all members. Most members present were also willing to help draft guidelines for discussion at the CPC's September 2012 public meeting. Ingerson will work with the CPC chair and vice-chair to design a process for this that satisfies public meetings law.

Ingerson pointed out the Housing staff memo in the Committee's packet for the Myrtle Village housing proposal, and noted that the CPC's recommendation for this project was still on hold, pending resolution of a conflict of interest issue. The Housing staff memo has been posted on the CPC webpage for this project.

Approval of minutes for 24 April 2012 and 22 May 2012

Leslie Burg moved approval of both sets of minutes as submitted. Nancy Grissom seconded the motion. The motion was approved by a vote of 6-0, with Bernheimer abstaining because he had not attended either meeting.

Newton Historical Commission appointee Zack Blake explained that he had resigned as of 30 June 2012, because he was moving to Sudbury and would no longer be eligible to serve on either Newton's Historical Commission or its CPC. Other members thanked him for his service on the CPC since 2009 and wished him luck in his new home.

By Committee consensus, the meeting was adjourned at 9:50 pm.

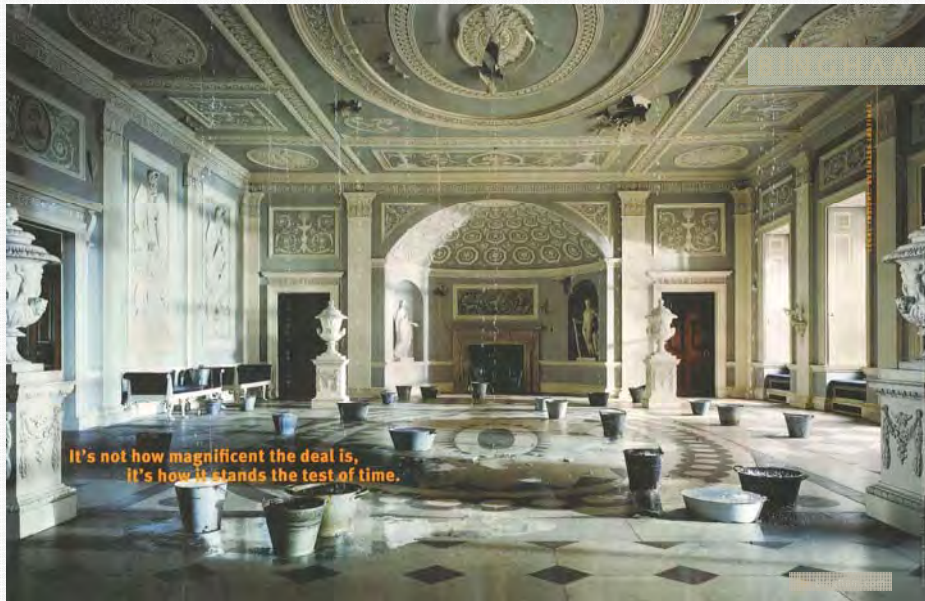
Attachments: presentation on long-term planning
 presentation on *Open Space Plan*
 proposed schedule for new *Funding Guidelines*

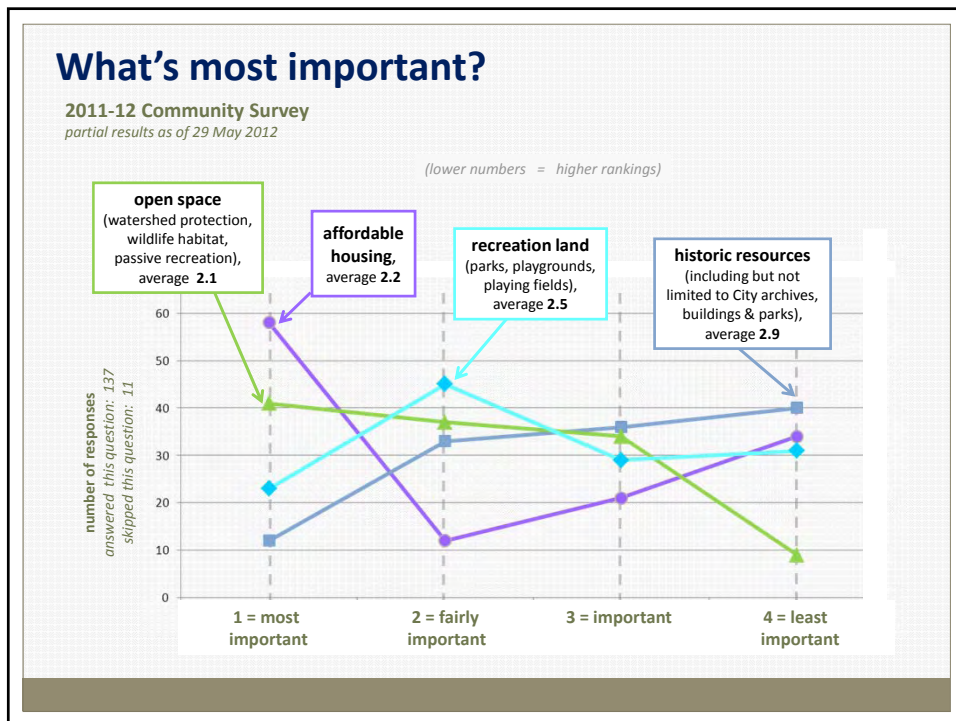
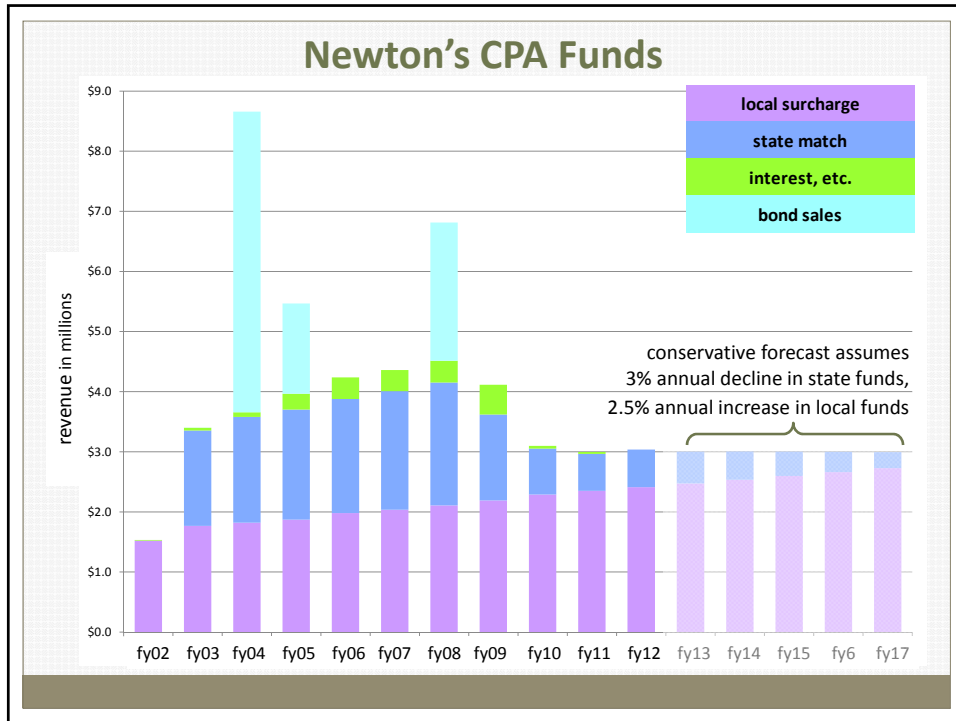
City of Newton
Department of Planning & Development
Community Preservation Program



**Long-term
Planning**

Alice Ingerson for
Community Preservation Committee
26 June 2012





What's on the list?

IN CURRENT CIP	
rank 1 historic buildings	\$8,286,756
archives & historic art	\$1,150,000
recreation land	\$5,418,630
TOTAL	\$14,855,386

IN CURRENT CIP	
rank 1 historic buildings	\$8,286,756
rank 2 historic buildings	\$7,094,372
archives & historic art	\$1,150,000
historic parks	\$5,418,630
TOTAL	\$21,949,758

IN CURRENT CIP - including POTENTIALLY ELIGIBLE	
rank 1 historic buildings	\$8,286,756
rank 2 historic buildings	\$7,094,372
archives & historic art	\$1,150,000
recreation land	\$5,418,630
recreation land - potentially eligible	\$10,437,274
TOTAL	\$32,387,032

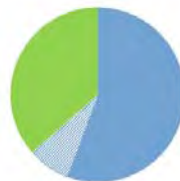
ALL POTENTIAL PROJECTS	
multi-purpose (almost no housing)	\$13,000,000
affordable housing	\$6,500,000
historic bldgs (rank 1 & non-CIP)	\$17,286,756
archives & historic art	\$4,650,000
open space - acquisition	\$8,500,000
open space - current debt service	\$2,444,000
recreation land - rehabilitation	\$25,505,904
TOTAL	\$77,886,660

ALL POTENTIAL PROJECTS	
multi-purpose (almost no housing)	\$13,000,000
affordable housing	\$6,500,000
historic bldgs (rank 1, rank 2 & non-CIP)	\$24,381,128
archives & historic art	\$4,650,000
open space - acquisition	\$8,500,000
open space - current debt service	\$2,444,000
recreation land - rehabilitation	\$25,505,904
TOTAL	\$84,981,032

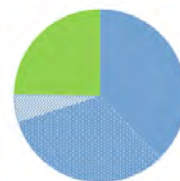
What's on the list?

In Current CIP

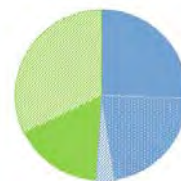
rank 1 historic buildings
rank 2 historic buildings
archives & historic art
recreation land
recreation land - potentially eligible



listed projects with rank 1 historic bldgs only
\$14,855,386



all listed projects
\$21,949,758



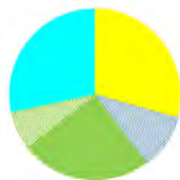
all listed projects + potentially eligible recreation projects
\$32,387,032

Not in CIP

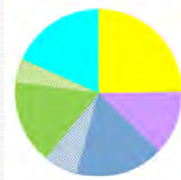
multi-purpose (almost no housing)
affordable housing
historic bldgs
archives & historic art
open space - acquisition
open space - current debt service
recreation land - rehabilitation



should not come through CIP (non-City)
\$18,500,000



should come through CIP (City projects, incl. acquisitions)
\$34,094,000



total not in CIP (City + non-City)
\$52,594,000

What's on the list?

CIP +
Non-CIP



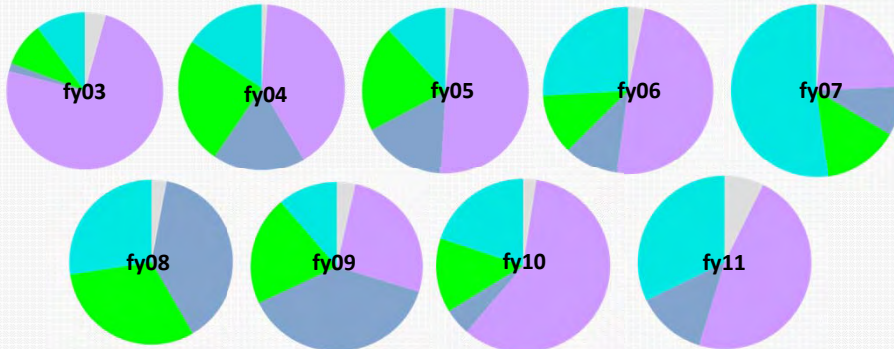
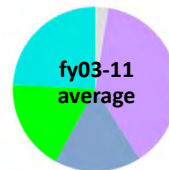
including all
historic buildings
\$84,981,032

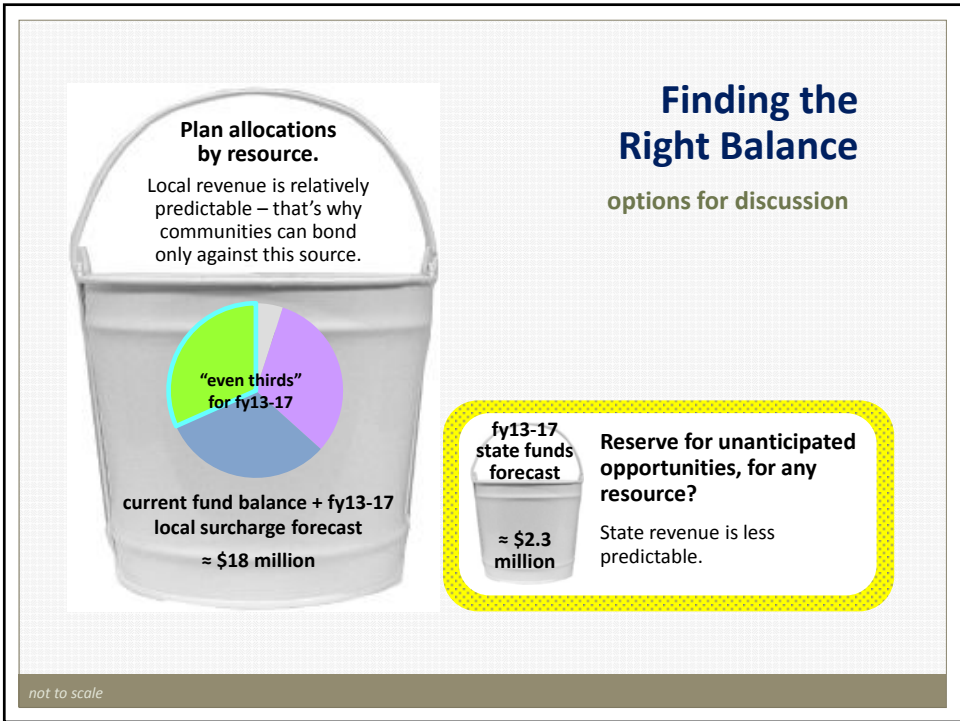
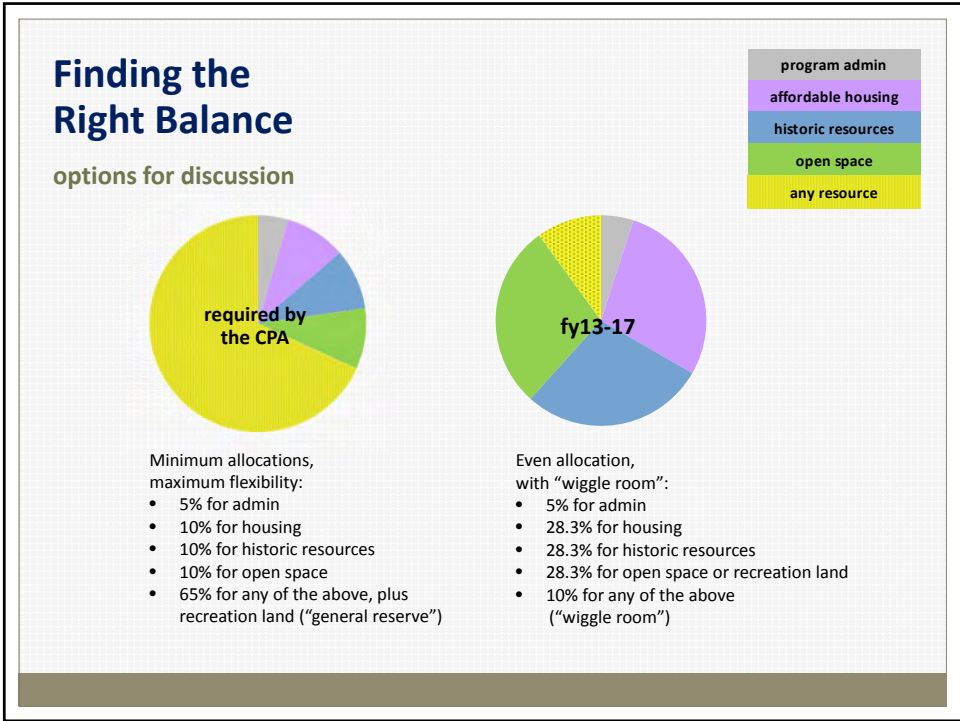


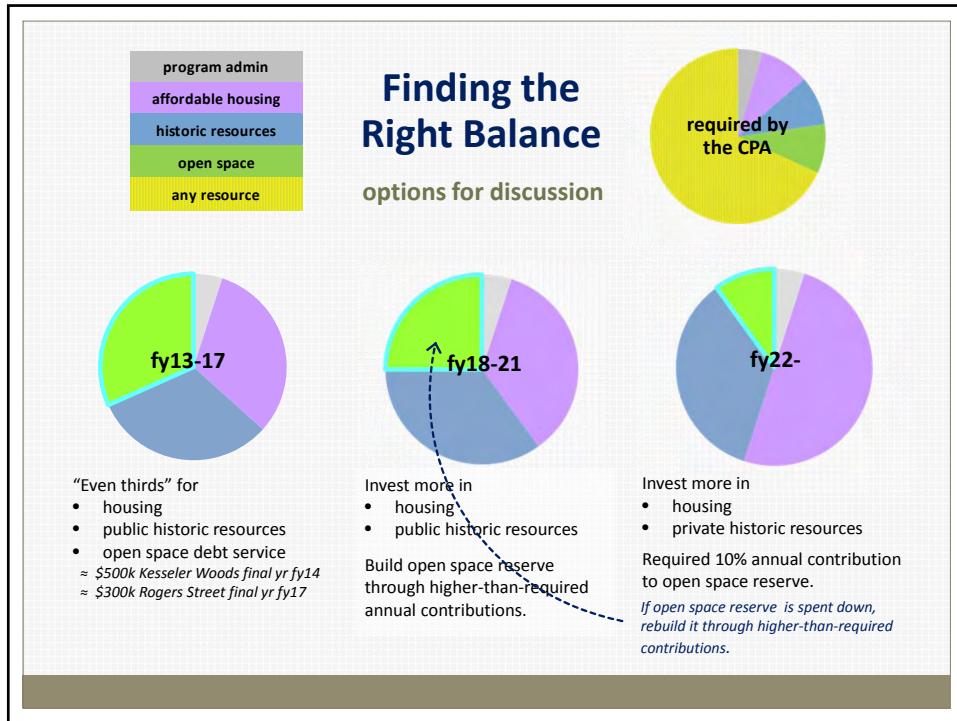
How has Newton used the CPA?



What's the right balance
for the next 10 years?







Department of Planning and Development



RECREATION AND OPEN SPACE PLAN UPDATE

OVERVIEW

JUNE 25, 2012

Recreation/Open Space Plan Trivia Quiz-1 (Answer 6 Q right and win a free trip to an OS mystery location)



- City's first R/OS Plan was published in ____ (yr)
- Future R/OS Plans must also meet Homeland Security regs. (T/F)
- Our updated inventory records [122]; [151] or [185] open space sites in Newton ownership.
- The "America the Beautiful" Natl. Parks pass is now also accepted at most Newton Conservation Areas. (T/F)
- Newton owns a slice of Boston and a piece of Watertown. (T/F)

Recreation/Open Space Plan Trivia Quiz-2

(Answer 6 Q right and win a free trip to an OS mystery location)



- Bike Newton and OLAWG seek trail biking + on-leash dogs along the Sudbury aqueduct under the new MWRA policy. (T/F)
- Newton's 3 private golf courses contain about [17%],[24%] or [31%] of total open space.
- Given the increase in Newton's 55-74 age group, "seniors only" water slides are under consideration for designated locations at our water towers.
- Elliot Memorial overlooks which scenic Newton open space: _____
- Archeological sites in Newton have artifacts dating to 6000-8000 ago. (T/F)

Open Space Planning in Newton



- Newton has periodically prepared open space plans since at least 1969.
- Format and requirements are established by the Massachusetts Executive Office of Energy and Environmental Affairs.
- Process includes advisory committee involvement and public input.
- Takes into consideration natural resources, open space assets, and community needs.
- Qualifies the City for certain funding programs.
- Is guided by Newton's Comprehensive Plan

Today Newton's Comprehensive Plan

Articulates an overall vision for a future Newton including Open Space and Recreation:

"Our open space and recreation vision is of being a metropolitan community able to maintain and preserve its natural assets and resources and able to meet both the passive and active recreational needs of its citizens. In such a vision, the well being of Newton residents is promoted by policies that safeguard Newton's land, air and water. Our parks, conservation areas and playgrounds can continue to provide opportunities for active and passive recreation through cooperative efforts -- all ingredients of a vital community." (pg. 3-12)

Accomplishment highlights (since 03-07 R/OS Plan)

- **Conservation acquisitions**
 - 190 Elgin St. Conservation Area
 - Dolan Pd. Conservation Area expansion
 - 30 Wabasso St. parcel in Flowed Meadow
 - 200 Vine St. – Kessler Conservation Area
 - Vine St. – West Kessler Woods Conservation Area
- **Parks & Recreation acquisitions**
 - 30 Rogers St. parcel (adjacent to Crystal Lake)
 - 230 Lake Ave., rear parcel (adjacent to Crystal Lake)
- **Other:**
 - Angino Farm (operated by Farm Commission)

Accomplishment highlights (cont.)

- **Various facility improvements at:**
 - Balsamo Millenium Park (at City Hall)
 - Forte Park
 - Pellegrini Park
 - Stearns Park
 - Landscape improvements at multiple parks and playgrounds
 - Multiple play areas redone/upgraded
- **Accessibility planning and improvements:**
 - Auburndale Playground pathways
 - Coletti-Magni Park pathways
 - Cold Spring Park Accessible Route Construction
 - Nahanton Park Accessible Route Construction
 - Newton Centre Playground/Bowen Street Accessible Route Constr.

Accomplishment highlights (cont.)

- **Additional Parks and Rec. planning initiatives:**
 - Master plans for multiple parks and playgrounds
 - Historic Landscape Preservation plans for City Hall/War Memorial grounds and Farlow/Chaffin parks.
 - Natural Resources Inventory, Assessment and Management Plan for Nahanton Park

Status - Plan Update Process Today

- Ongoing R/OS Plan Update Committee meetings since Fall, 2011
- Public R/OS Plan workshop March 21, 2012
- R/OS Outreach Survey Feb. 7 – May 22, 2012
- Draft Plan Update nearing completion.
- July 9, 2012 - Public Hearing by Planning & Dev. Board - to receive comments on draft Plan Update
- Next: integrate hearing comments; request MAPC regional review.
- Then: final, send proposed Plan Update to EOEEA.
- Late August – publish Plan Update; celebrate.

Thinking about needs

- **EOEEA needs categories:**
 - Resource protection, including: ecological network, aquifers, habitats, vegetative types, wetlands, riverways, surface water bodies, linkages, public and private conservation and recreation lands of interest, etc.
 - Community needs, including: conservation and recreation needs, needs of population groups including special populations, supply of and demand for open space resources, etc.
 - Management needs; potential change of use: need for statutory, regulatory, policy, and/or management approaches to better manage open space resources. Also: identification of areas subject to development pressure, and possibly needing protective steps.

What we have learned so far - key considerations – (1)

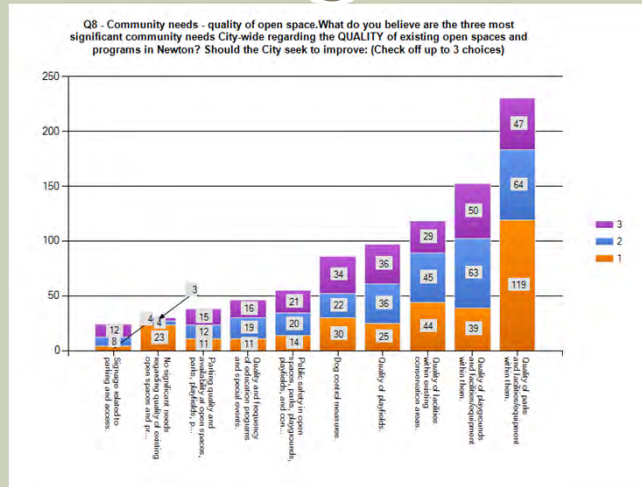
- US Census – increases in 0-24 and 55-74 age groups – roughly correlate with ongoing needs in active recreation AND also increased interest in passive recreation.
- While survey suggests increased emphasis on passive rec. and natural resources, people care a lot about both.
- Survey and workshop inputs show rising concern about declining quality of facilities, seen as due to low maint.
- Serious concern about mismatch between available resources and demands of maintaining our parks, playfields, and conservation areas.

Population Distribution by Age Group

(US Census, 2000, 2010, Table DP-1 Profile of General Demographic Characteristics)

Age group	2000	2010	Change since 2000
0-17	17,811	18,416	605 [3.4%]
18-24	8,657	10,318	1,661 [19.2%]
25-54	37,032	31,644	-5,388 [-14.6%]
55-74	13,607	17,986	4,379 [32.2%]
75+	6,722	6,782	60[0.9%]
Total	83,829	85,146	1,317 [1.6%]

Three highest concerns regarding quality:

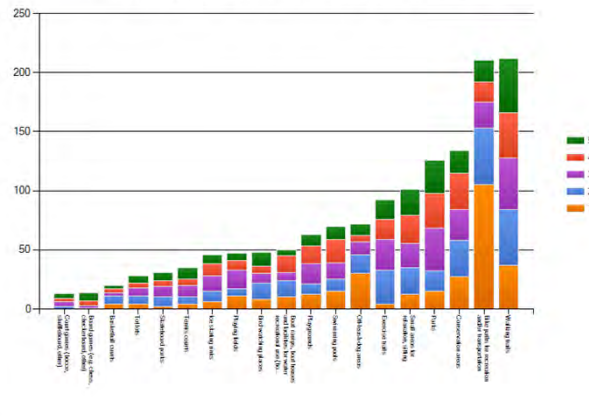


What we have learned so far..key considerations – (2)

- High interest in walking trail systems linking aqueducts, Charles Riv. Pathway, open spaces, and natural resource areas.
- Emerging - more interest in integrated approaches to open space use.
- New opportunities w/ challenges: convert old rail spurs/beds to pathways serving pedestrians, others: UF Greenway (NH to Ch. Riv); Circle Line Trail (Renovated Concord St. bridge to Riverside).
- Interest in increasing bike access to trails. Challenges: preserve habitats; manage shared use with pedestrians.
- Interest in increasing off-leash dog areas but also balancing needs of non-dog users(OLAWG and P & R working on this).

5 Most needed OS resources/facilities

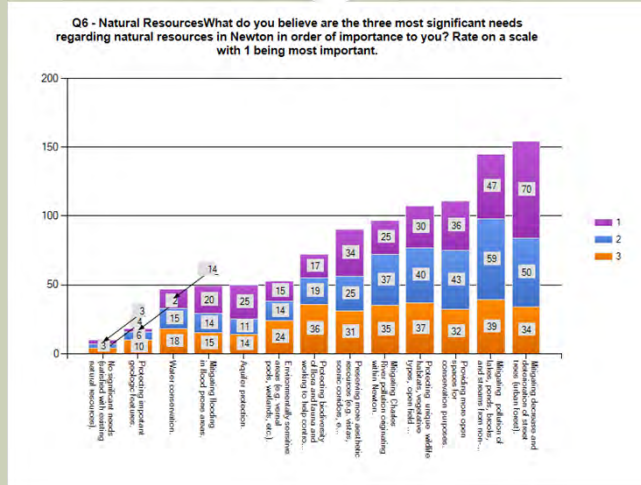
Q12 - Please indicate the five open space resources and/or facilities you feel are most needed or should be expanded in the City (i.e. City-wide, including your village) in order of importance to you. Select five items and rank.



What we have learned so far - key considerations – (3)

- Significant concern about remediating our declining urban forest, particularly regarding street trees.
- Ongoing need to provide accessibility at a range open spaces and facilities for persons with disabilities, incl. persons with mobility challenges as well as an increasing senior population.
- New interest in smaller open spaces with aesthetic and respite value, particularly in village centers.
- Ongoing concern to provide vest pocket parks in the more densely populated neighborhoods.

3 Most significant natural resource needs



Open space re-inventory completed

Private:

- Cemeteries
- Golf courses
- Tax-exempt – religious, educational, non-profit, other
- Various residential with significant open space

Public:

- City – Cochituate Aqueduct
- City - General
- Conservation Commission
- Historic cemeteries (P &R)
- Parks & Recreation – General
- Parks & Recreation – Linear pks, medians, islands
- School Dept. - playgrounds
- DCR (state)
- MWRA (regional) – Sudbury Aqueduct

What we have: Open Space Overview (1)

Category	Acres	% of tot. OS
PRIVATELY OWNED	964.06	41.9
Cemeteries	118.62	5.2
Golf courses	542.69	23.6
Vacant/Dev w/OS	183.32	8.0
Tax exempt land	119.43	5.2

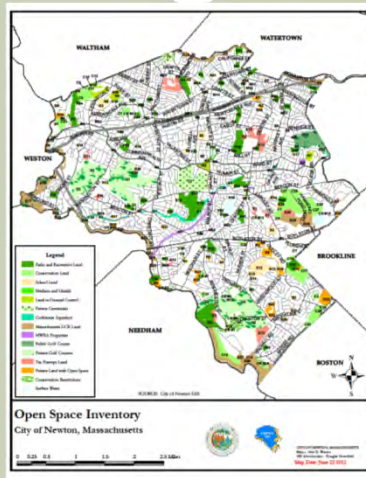
Open Space Overview (2)

Category	Acres	% of tot. OS
PRIVATELY OWNED	964.06	41.9
CITY OWNED	1,017.18	44.2
Cochituate Aq.	36.38	1.6
General control	67.97	3.0
Conservation Com.	281.49	12.2
Parks & Rec. – Gen.	478.85	20.8
Parks & Rec. – Med.	33.54	1.5
School Dept. playgr.	118.95	5.2

Open Space Overview (3)

Category	Acres	% of tot. OS
PRIVATELY OWNED	964.06	41.9
CITY OWNED	1,017.18	44.2
STATE & REGIONAL AGENCY OWNED	317.84	13.8
Mass DCR.	296.37	12.9
MWRA	21.47	0.9
TOTAL	2299.08	100.0

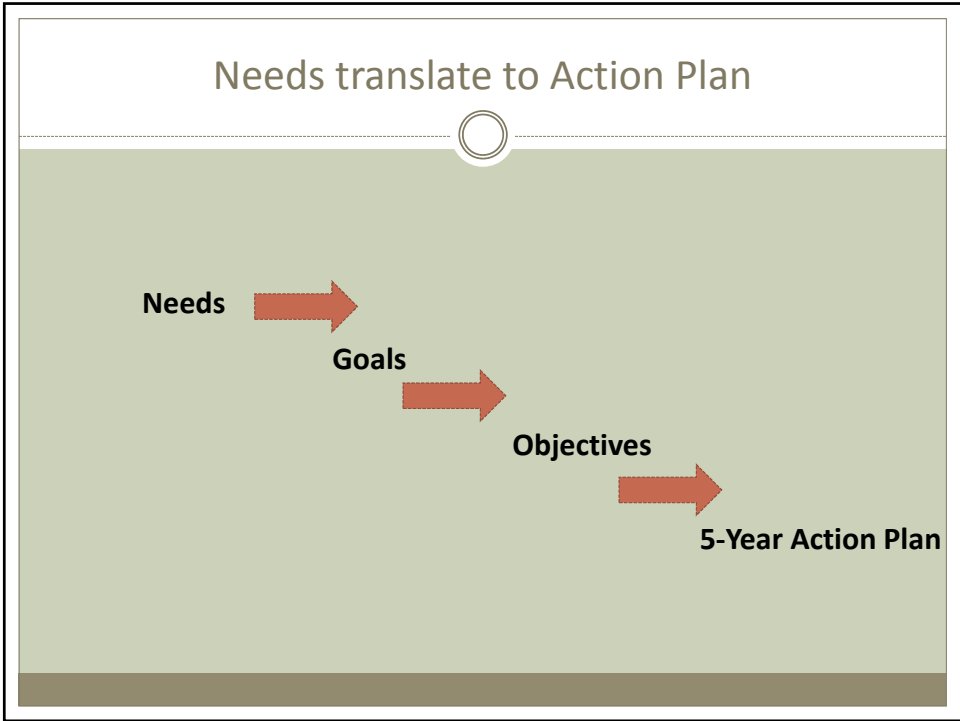
Open Space Inventory Map





R/OS Plan Update - Main Components

- Introductory materials
- Community Setting
- Environmental Inventory & Analysis
- Community Vision
- Analysis of Needs
- Goals, Policies, Objectives
- Five Year Action Plan
- Supplemental information: Large parcel analysis; Accomplishments; Accessibility statement; CR Inventory



- ### Five-year Action Plan Components
- This is the “core” of the ROS Plan Update.
 - Three Action Programs for: Conservation; Active Use Recreation; Passive Use Recreation.
 - Actions are typically organized in categories such as:
 - + acquisition (in fee, easements; CR’s)
 - + facility development or improvement
 - + accessibility improvements
 - + management
 - Distributed over a 5-year period.
 - Reflect inputs received and considered by the Advisory Comm. through the plan preparation process to date.
 - See Draft 5-year Action Plan (copies distributed).

Conservation Action Plan Summary

- Acquisition – City: Two remaining lots on Wabasso St./Forest Grove; DCR: 56 Farwell St. on Charles Riv.
- CR's at a range of sites (17) including ANTS, Avery Woods, BC Law Sch., Mt. Alvernia HS, Hammond Pd area, Dudley Rd., Marriott Hot. peninsula, Temple Mishkan Tef., parks, golf courses, other.
- Restore & preserve declining Urban Forest
- Trail systems: Aqueduct loop; Newton-wide network
- Rail line reuse opportunities for recreational corridors with multi-purpose pathways: UF Greenway [NH-UF-Charles Riv]; Circle Line route [Wellesl.-LF-Riverside-Aub]

Conservation Action Plan Summary (cont.)

- Charles River pathway at Helen Heyn Riverway; Quinobequin Rd.
- Accessibility improvements
- Mapping/studies: Upland vegetation; field guide series; scenic vistas
- Management: bioretention swales adj. to Hammond Pd;; monitor CR's
- Seek to improve level of available resources

Active Use Recreation – Action Program



- Acquisition – investigate re-usability of Pine St. land fill for recreation, subject to environmental review; possible future transfer to P & R Dept.
- Acquisition – potential interest in Apodemi land to link sections of Pine St. land fill.
- Acquisition – explore re-usability of Manet Rd MWRA reservoir for active recreation; possible future transfer to City from MWRA.

Active Use Recreation – Action Program



- Acquisition – investigate, acquire suitable parcels, includg. Verizon pkg site at 91 Court St. for vest pock. pks.
- Facility development – if feasible, develop playground/playfield facilities at Pine St.
- Facility improvements –
 - Auburndale Pk bank stabilization
 - Crystal Lake swim area, beach, shoreline, bath house renovations
 - McGrath Pgd – renovate west tennis courts
 - N. Highlands Pgd/Lee Field – restoration per Master Plan
 - River St. Pgd – renovations
 - UF Pgd/Braceland Pgd – Phase 1A and subsequent renov. per Master Plan
 - Waban Pgd – repair tennis courts
 - Brown Middle Sch. – baseball field improvements

Active Use Recreation – Action Program (cont.)

- **Accessibility improvements:**
 - Accessibility studies for Cabot Pk., McGrath Pgd., Weeks Pgd.
 - Newton Ctr. Pgd – complete access. impr. Per Master Plan.
- **Additional master plans**
- **Management:** explore methods and materials options to extend usable season of fields.
- **Seek to improve level of available resources to better match maintenance burden.**
- **Develop/implement plan regarding dogs in active use recreation areas.**

Passive Use Recreation – Action Program

- **Acquisition – investigate, acquire suitable parcels, including Verizon pkg site at 91 Court St. for vest pocket parks.**
- **Acquisition – explore re-usability of Manet Rd MWRA reservoir for passive recreation; possible future transfer to City from MWRA.**
- **Acquisition of easements by DCR:**
 - Access easement to Charles River at 165-199 Concord St.
 - Scenic easement at 56 Farwell St.
 - Scenic easement at Bridge St.
 - Access easement or conservation restriction at Charles Riv. Country Club
- **Acquisition in fee or by easement for Cheesecake Brook Pathway**

Passive Use Recreation – Action Program (cont.)

- Trail systems: Aqueduct loop; Newton-wide network
- Rail line reuse opportunities for recreational corridors with multi-purpose pathways: UF Greenway [NH-UF-Charles Riv]; Circle Line route [Wellesl.-LF-Riverside-Aub]
- Investigate challenges/options for creating a pedestrian link between potential UF Greenway and adjacent segments of the Charles River Pathway.
- Develop/implement plan for bicycle of use designated trails while protecting habitats and shared ped. use.
- Improve City-wide bike path system & link with regional bike trails

Passive Use Recreation – Action Program (cont.)

- Update/implement Master Plan for restoring historical burying grounds.
- Management – dogs
 - Develop/implement plan regarding dogs in passive use areas
 - Increase number of off-leash dog areas working with OLAWG
- Preservation of culturally/historically significant landscapes - investigate: almshouse
- Inventory visual corridors & scenic areas; develop site planning standards for development in such areas
- Negotiate/acquire scenic easements
- Facilitate identification and use of small spaces with cultural, respite or aesthetic value to enhance village centers.

Future integrated wildlife & tree maintenance ?



Next steps

- Draft Plan Update available in paper and on line by end of this week. Survey results already on line.
- Planning and Development Board holds public hearing **Monday, July 9, 2012 – 7PM Druker Aud., Library**
- Hearing comments are addressed and Plan Update is circulated to MAPC for regional agency review.
- Plan Update is finalized for submittal to Mass. EOEAA/DCS.
- Upon State approval, Plan Update is officially published and distributed.



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Candace Havens
Director

Community Preservation Committee
MEMORANDUM

date: 18 June 2012
from: Alice Ingerson, Community Preservation Program Manager
to: Community Preservation Committee
about: **proposed process for producing new *Funding Guidelines & Priorities* (G&P for short)**

PUBLIC MTGS

Tues June 26, Sr Ctr Wed July 11, Room 202	CPC finalizes goals, schedule & all members' background reading/summarizing assignments for new <i>G&P</i> .
by Fri July 20	Each CPC member submits 1-2 p. list of best ideas from background reading to small CPC working group.
Sept 7-12	Working group submits 1 st draft <i>G&P</i> based on all members' input by September 7. Draft is posted online by September 12.
Wed Sept 19, Sr Ctr	CPC discusses and accepts public comments on 1 st draft <i>G&P</i> .
Mon Sept 24	2 nd draft <i>G&P</i> posted online for public comment. Comments accepted at October 3 community meeting, via online survey until October 9, and via email until October 19.
Wed Oct 3, Newton South High School	Last "Happy 10 th , Newton CPA!" neighborhood event, focused on South Side (Ward 8 & beyond). Comments also welcome about draft <i>G&P</i> .
Tues Oct 9	CPC online survey closed, results sent to CPC working group.
Fri Oct 19	Public comment period for draft <i>G&P</i> closed, results sent to CPC working group.
Fri Nov 9	3rd draft <i>G&P</i> distributed to CPC and posted online.
Wed Nov 14, Rm 202 Mon Nov 20	Full CPC discusses, revises & votes to adopt final new <i>G&P</i> at November 14 mtg, Final <i>G&P</i> is posted online by November 20.
Thurs Nov 29, Newton Free Library, Druker Auditorium	CPC members present and answer questions about final new <i>G&P</i> at citywide wrap-up for Newton's CPA 10 th anniversary celebration on November 29.

website www.newtonma.gov/cpa

contact Alice E. Ingerson, Community Preservation Program Manager

email aingerson@newtonma.gov phone 617.796.1144