



Setti D. Warren
Mayor

City of Newton, Massachusetts
1000 Commonwealth Avenue Newton, Massachusetts 02459

Barney S. Heath
Director
Planning & Development

Joshua R. Morse
Commissioner
Public Buildings

Robert J. DeRubeis
Commissioner
Parks & Recreation

December 12, 2016

Community Preservation Committee
C/o Alice Ingerson, Community Preservation Program Manager
1000 Commonwealth Avenue
Newton, MA 02459

Dear Community Preservation Committee Members:

The City of Newton, through its Public Buildings Department, Department of Planning and Development, and Department of Parks and Recreation, is pleased to submit a proposal for CPA funds to support the feasibility study/master plan and design of a mixed-use park and housing project at 70 Crescent Street in Auburndale.

The repurposing of the parks and recreation site represents a unique opportunity to meet two important needs in the community in additional greenspace/enhanced recreation and affordable housing. The need for affordable housing in Newton is well documented with a substantial shortage of units affordable to low- and moderate-income households. Parks and greenspace are an important community amenity, particularly in the more densely parts of the city, which include Auburndale and West Newton.

The 70 Crescent Street project is an interdepartmental partnership among the Public Buildings Department, Planning and Development Department (on behalf of the Newton Community Development Authority), and the Parks and Recreation Department. Staff from each department will be involved in the project at various levels. In accordance with Board Order #384-11(4), the Public Buildings Department will provide oversight of the project during the development and construction phase and will manage the CPA funds. On November 10th, the City issued a Request for Qualifications for an Owner's Project Manager to manage the project through the feasibility study/master plan, design, and construction phases. It is expected that the OPM will be selected no later than January of 2017 and the project will commence in February of 2017.

The OPM will report to an assigned project manager within the Public Buildings Department. Staff from the planning department and the parks and recreation department will also be involved through all phases of the project, but will not directly manage the project funds. Staff from the Buildings department, planning department and parks and recreation department will also participate in the Crescent Street Working Group. The working group is comprised of neighborhood representatives, Ward Councilors, and department staff who meet each month.

The anticipated total request in CPA funds to support this project will be \$2,700,000. These funds will support the feasibility study/master plan, design, and construction phases of the project, providing the entire park related costs and the portion of the housing costs that are attributable to CPA-funded units. The

Applying unspent balance of CPA site assessment funding would reduce this request to **\$258,308.**

current request is for the CPA-eligible feasibility study/master plan and design costs, which include the park component of the project and half of the housing costs. **This request totals \$316,555.**

We would like to thank the CPA for their previous funding of the project that allowed for the geotechnical analysis of the site and the environmental remediation plan. Over the past twelve months, the project has continued to progress on track and we look forward to working towards the continued completion of this priority, community project.

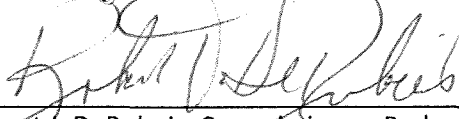
Sincerely,



Joshua R. Morse, Commissioner, Public Buildings Department



Barney S. Heath, Director, Planning and Development Department



Robert J. DeRubeis, Commissioner, Parks and Recreation Department



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1000 Commonwealth Avenue Newton, Massachusetts 02459

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Parks & Recreation

December 21, 2016

Community Preservation Committee
C/o Alice Ingerson, Community Preservation Program Manager
1000 Commonwealth Avenue
Newton, MA 02459

Dear Community Preservation Committee Members:

The Public Buildings Department has \$58,247 in CPA funds remaining from the spring 2016 allocation of \$100,000 for the site assessment of Crescent Street. Should the CPA choose to fund the design phase of the 70 Crescent Street project, we request that the remaining balance of these funds be applied to help meet the \$316,555 funding request. **This would reduce the CPA request to \$258,308.**

Sincerely,

Joshua R. Morse, Commissioner, Public Buildings Department



Setti D. Warren
Mayor

Newton, Massachusetts Community Preservation Program FUNDING REQUEST

(For staff use)
date rec'd:

Rec'd 4:30
pm, 12 Dec
2016

PRE-PROPOSAL PROPOSAL

Last updated December 2014.

For full instructions, see www.newtonma.gov/cpa or contact us:

Community Preservation Program Manager,
 City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459
aingerson@newtonma.gov 617.796.1144

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	Crescent Street Affordable Housing & Community Park: Final Design			
Project LOCATION	Full street address (with zip code), or other precise location. 70 Crescent Street, Auburndale, MA 02466			
Project CONTACTS	Name & title or organization	Email	Phone	Mailing address
Project Manager	Rafik Ayoub, Project Manager, City of Newton Public Buildings Dept.	RAyoub@newtonma.gov	617-796-1621	52 Elliot Street Newton Highlands, MA 02461
Other Contacts	Barney Heath, Director City of Newton, Planning and Development Dept.	BHeath@newtonma.gov	617-796-1131	1000 Commonwealth Ave. Newton, MA 02459
	Carol Schein, Open Space Coordinator, City of Newton, Parks and Recreation Dept.	CSchein@newtonma.gov	617-796-1507	246 Dudley Road Kennard Park Newton, MA 02459
Project FUNDING	A. Total CPA funds requested: Anticipated Total: \$2,700,000 This Request: \$316,555	B. Other funds to be used: Anticipated Total: \$2,202,499 This Request: \$111,625	C. Total project cost (A+B): Anticipated Total: \$4,902,499	
Project SUMMARY	Applying unspent balance of CPA site assessment funding would reduce this request to \$258,308 . Project will use the requested CPA funds (use a cover letter rather than sponsoring organization's accomplishments). You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW.			
<p>In accordance with Board Order #384-11(4) dated November 16, 2015, the City-owned property at Crescent Street is to be repurposed as a mixed-use site that will feature the improvement and expansion of the existing Reverend Ford Playground and creation of eight housing units.</p> <p>The Community Preservation Act funds will pay for:</p> <p>park component: master plan/feasibility study, design and construction. The total estimated costs for park design and construction are approximately \$1,300,000.</p> <p>housing component: a portion of the costs associated with the affordable units. These costs include the conceptual plan/feasibility, design, and construction phases, respectively. The total estimated costs for the project's housing component will be approximately \$3.4 - \$3.5 million (depending on the source of City of Newton non-CPA funds).</p> <p>This CPA request will help fund the feasibility study/master plan and design phases of the park and the housing. The total request is for \$316,555.</p>				

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	Crescent Street Affordable Housing & Community Park: Final Design		
USES of FUNDS		RECREATION LAND	COMMUNITY HOUSING
Check all that apply.	create	✓	✓
	rehabilitate/ restore	✓	
	for housing using CDBG or HOME funds:	new construction	site preparation/ remediation
COMMUNITY NEEDS	From each of at least 2 plans linked to Guidelines & Forms from www.newtonma.gov/cpa , provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.		
<u>Recreation and Open Space Plan Update – 2013-2019</u>			
Section 1, Plan Summary, page 1 of 2:			
<ul style="list-style-type: none"> Ongoing need to preserve, protect and provide additional open space including pocket parks in the more densely populated neighborhoods of Newton. Need to continue expanding accessibility for persons with disabilities [on] active and passive recreation sites. 			
<u>Newton Comprehensive Plan, November 19, 2007</u>			
Section 7: Open Space and Recreation, Page 7-3:			
<ul style="list-style-type: none"> Goal #2: ensure an adequate amount, variety and distribution of open space for ... public benefit 			
Section 3: Land Use, Page 3-17			
<ul style="list-style-type: none"> By providing 4-8 affordable units, this project contributes to the City's housing goals of maintaining economic diversity of housing and helps to ensure all citizens have access to housing. "Maintaining access to Newton housing for a broad range of households is a long-held basic community value." Page 3-17. 			
Section 5: Housing, Page 5-13			
<ul style="list-style-type: none"> "Newton's housing concerns can't be wholly resolved until the region's housing crisis is mitigated, which more than anything else requires additional housing production. Our intention is to accommodate a responsible share of the region's overall housing need without overdevelopment." 			
<u>Newton Leads 2040: A Blueprint to Promote Affordable, Diverse Housing and Economic Growth (June 2016)</u>			
<ul style="list-style-type: none"> Priority Actions, pages 36-37 - The repurposing of the 70 Crescent Street site as expanded park space and eight units of mixed-income housing is identified as one of ten priority actions in the Newton Leads 2040 Housing Strategy. 			
COMMUNITY OUTREACH <i>Summarize efforts to communicate with abutters, neighborhood & City Councilors.</i>			
The proposed project has gone through a long process of consideration through the reuse process with multiple meetings with Councilors, abutters and the neighborhood. This process culminated in a reuse board order directing the Mayor to advance this project and with recommendations related to the ultimate design. The master planning and design process will include significant additional community engagement.			
COMMUNITY CONTACTS	List at least 3 Newton residents or organizations willing and able to comment on the project and its manager's qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.		
	Name & title or organization	Email	Phone
			Mailing address
	Elaine Rush Arruda	rusharruda@verizon.net, EArruda@Lasell.edu	617.243.2242
			1921 Commonwealth Ave., Auburndale 02466
	Shule Aksan	aksansul@hotmail.com	617.460.1151
			98 Crescent St., Auburndale 02466
	Beth Wilkinson, on behalf of the Newton Conservators	Bethwilkinson@mac.com	617-969-4443
			14 Trowbridge St., Newton Centre 02459

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE		Crescent Street Affordable Housing & Community Park: Final Design				
HOUSING TARGET POPULATION & SPECIAL FEATURES <i>Check all that apply.</i>						
✓ Individual/Family						
Special features (historic preservation, sustainability, etc.): The project will be designed to maximize energy efficiency and performance.						
HOUSING TYPE <i>Check all that apply.</i>						
Homeownership		✓ Rental		Combination or other (identify):		
HOUSING UNIT COMPOSITION <i>List the development's number of units in each category.</i>						
	Total	≤ 30% AMI	≤ 50% AMI	≤ 80% AMI	>80 %, < 100% AMI	Market-rate
SRO						
Studio						
1 BR	2		1*			1
2 BR	4		2*			2
3 BR	2		1*			1
4 BR/+						
*Affordable unit mix by income limits will be determined during the feasibility study phase.						
SUMMARY CAPITAL/DEVELOPMENT BUDGET – Please provide separate, detailed attachment.						
Uses of Funds – Total Project						
Feasibility/Design						
Park Master Plan/Feasibility Study						\$49,680
Housing Design and Engineering						\$378,500
City of Newton Staff Time						\$100,486
Construction						
Park						≈\$1,095,070
Housing						≈\$3,176,750
City of Newton Staff Time						\$102,013
D. TOTAL USES (should equal C. on page 1 and E. below)						≈\$4,902,499
Sources of Funds – Total Project					Status (requested, expected, confirmed)	
CPA funding					Partially Requested	\$2,700,000
City of Newton Funds					Expected	\$2,000,000
City of Newton Staff					Expected	\$202,499
E. TOTAL SOURCES (should equal C. on page 1 and D. above)						\$4,902,499
SAMPLE ANNUAL OPERATIONS & MAINTENANCE BUDGET – Please provide separate 10-yr projection.						
Uses of Funds						
Estimated Park Maintenance Budget (see attached)						\$5,595
Housing Operating and Maintenance Expenses (see attached)						\$62,500
F. TOTAL ANNUAL COST (should equal G. below)						\$68,095
Sources of Funds						
City of Newton Parks and Recreation Department Maintenance Budget						\$5,595
Housing Annual Maintenance and Operating Expenses – Operating Income						\$62,500
G. TOTAL ANNUAL FUNDING (should equal F. above)						\$68,095

Project TITLE	Crescent Street Affordable Housing & Community Park: Final Design	
Project TIMELINE	Phase or Task	Season & Year
	Hire Owner's Project Manager	February 2017
	Phase I – Feasibility Study/Schematic Design Phase/Site Plan Approval	February 2017 – September 2017
	Design Development/Construction Documents/Bidding Phase	October 2017 – May 2018
	Construction Phase	June 2018 – November 2019

Accessibility levels and features will be determined during the feasibility/design phase of the project.

ARCHITECTURAL ACCESS WORKSHEET	
Use this table to show how the proposed project will meet or exceed the most stringent applicable requirements.	
REQUIRED	PROPOSED
1. Site access – accessible route	
To be completed during the design phase of the project	To be completed during the design phase of the project
2. Accessible parking (identify proposed total # of spaces)	
To be completed during the design phase of the project	To be completed during the design phase of the project
3. Building entrances & accessible routes within buildings	
To be completed during the design phase of the project	To be completed during the design phase of the project
4. Common areas & facilities (offices, laundry rooms, community rooms, etc.)	
To be completed during the design phase of the project	To be completed during the design phase of the project
5. Group 1 Units (MAAB) (include units covered by the FHA)	
To be completed during the design phase of the project	To be completed during the design phase of the project
6. Group 2 Units (MAAB)	
To be completed during the design phase of the project	To be completed during the design phase of the project

Project TITLE		Crescent Street Affordable Housing & Community Park: Final Design		
ATTACHMENTS CHECKLIST				
Please note: on the Newton CPC website, attachments marked ** below are posted separately.				
↓ Check off submitted attachments here.				
REQUIRED	✓	COVER LETTER	from head(s) of City dept.(s) to which funds will be appropriated, confirming specific staff assigned to manage the project; please also attach Board order #384-11(4), 16 November 2015, committing to CPA-eligible uses for this site.	
	✓	** PHOTOS	of existing site or resource conditions	
	✓	** MAPS	of site in relation to nearest major roads	
	✓	CAPITAL IMPROVEMENT PLAN	current listing/ranking & risk factors for this project	
PROJECT FINANCES: Uses & Sources (electronic submission should include budgets in Excel)				
Detailed budget attachments REQUIRED for full proposal.	✓	development pro forma/capital budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)		
	✓	operating/maintenance budget, projected separately for each of the next 10 years <i>For housing, please use these assumptions, or more conservative ones: revenue from rents or fees increasing no more than 2% per year; expenses increasing at least 3% per year.</i>		
REQUIRED	✓	non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions		
RENTAL ONLY		market analysis: To be completed during feasibility study		
		rental subsidy, if any: Not anticipated at this time		
RELOCATION, FAIR HOUSING & ACCESSIBILITY – All of these attachments will be submitted prior to construction.				
REQUIRED		affirmative marketing & resident selection		
		reasonable accommodation/reasonable modification policy		
		architectural access worksheet: applicable requirements & proposed features		
SPONSOR FINANCES & QUALIFICATIONS				
REQUIRED	✓	for sponsoring/owning department or organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.) - Will be submitted prior to construction		
	✓	resumés for project manager/development team , including any affiliations with City boards or commissions		
		FOR DEVELOPER (City of Newton)		
		mission & current housing portfolio: This is the City’s first housing development.		
		previous similar projects completed: This is the City’s first housing development.		
SITE CONTROL, VALUE & DEED RESTRICTIONS				
REQUIRED		City agreement to grant permanent deed restrictions for housing affordability and public recreational use of the site: It is expected that the NCDA would be subject to the affordable housing restriction held by the City and DHCD (through the LIP Program).		
	ZONING & PERMITTING			
		short email confirming review by the Development Review Team (DRT) – To be completed during design phase		
	✓	environmental mitigation plans: See summary “Zoning and Permitting Summary”		
	✓	zoning relief and permits required: See summary “Zoning and Permitting Summary”		
	✓	other approvals required: See summary “Zoning and Permitting Summary”		
	✓	DESIGN & CONSTRUCTION	scope of work – Attached is ** RFQ for Owner’s Project Manager; City is currently in the process of reviewing RFQ responses floor plans & elevations;	
OPTIONAL		LETTERS of SUPPORT	from Newton residents, organizations, or businesses	

CITY OF NEWTON

IN BOARD OF ALDERMEN

November 16, 2015

That, pursuant to Section 2-7 of the Revised Ordinances of 2012, as amended, after a public hearing and upon recommendation of the Real Property Reuse Committee through its Chair Susan Albright, it is hereby

ORDERED:

That the property located at 70 Crescent Street (hereinafter referred to as “the Site”), containing approximately 60,000 square feet of land, identified as a portion of Section 33, Block 06, Lot 061, and containing the former Parks and Recreation administrative offices as well as the current Parks and Recreation maintenance facility, be transferred to the temporary custody of the Public Buildings Department for the purpose of developing and constructing a mixed-income residential rental project (the “Housing Project”), and to enlarge the adjacent Reverend Ford Playground to the maximum extent possible; and,

Following development of the Site as recommended in this Board Order, the Housing Project shall be transferred to the custody of the Newton Community Development Authority (NCDA), and any land not needed for the Housing Project shall be transferred back to the Parks and Recreation Department to be combined with the adjacent Reverend Ford Playground.

FURTHER BE IT RESOLVED:

1. That NCDA, the Parks and Recreation Department, and the Public Buildings Department work collaboratively with input from the community on plans for the Housing Project and the Reverend Ford Playground as a whole, including the Myrtle Baptist Church.
2. That the Housing Project have a minimum of 50% affordable units and that such units represent a range of affordability.
3. That the Housing Project include a context sensitive design that has a compact footprint and modest sized units so that the adjacent Reverend Ford Playground will be expanded to the maximum extent possible with the addition of land from the Site not needed for the Housing Project. The final site plan shall include a minimum of 20,000 square feet of open space to be used to enlarge the playground/open space area.
4. That the Housing Project be limited to eight units.
5. That the Housing Project demonstrates high performance energy efficiency and best building practices.

6. That the integrated site plan for the Housing Project and the Reverend Ford Playground improve public access to the Reverend Ford Playground. The City shall continue to pursue the acquisition of the adjacent Eversource property for further expansion or access to the playground/open space area.
7. That the City shall continue to work with the Myrtle Baptist Church regarding its needs for additional parking and additional means of egress and ingress to the church property.

Under Suspension of Rules

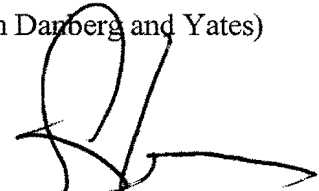
Readings Waived and Approved

20 yeas 2 nays (Aldermen Brousal-Glaser and Norton) 2 absent (Aldermen Danberg and Yates)



(SGD) DAVID A. OLSON

City Clerk



(SGD) SETTI D. WARREN

Mayor

HISTORY OF NEWTON RECREATION DEPARTMENT BUILDING LOCATED AT

70 Crescent Street, Auburndale

The Newton Recreation Department moved from the Newton City Hall to the present brick, Dutch Colonial building located at 70 Crescent Street in the Auburndale section of Newton during February of 1970; after minor renovations were completed. The maintenance division of the department moved shortly thereafter, to this same location behind the office building.

On or about August 1969, the Board of Aldermen voted to purchase the land and building from the Massachusetts Turnpike Authority. The final purchase was not completed until 1970 and 1971. According to the City of Newton Assessor's records, 2 parcels of land were purchased. The first with an area of 103,363 square feet at a cost of \$77,500.00 on June 23, 1970, and the second area of 24,137 square feet, at a cost of \$1,600.00, on March 17, 1971, for a total cost of \$79,100.00. Of interest is the fact that the Assessor's record does not show that the area contained a building.

The building was constructed by the Richard White Construction Company, for their own use in 1947 and continued to be occupied by them until March 1963, when it was taken by the Turnpike Authority through Eminent Domain (price still restricted information at this present time) Originally they had planned to construct an interchange in this general area - finally constructed just East of this area. White's building was not completed and it is believed that they were allowed to remain until 1964 when it was completed almost diagonally across the "pike".

At this time, State Police "Troop E" (uniquely supported entirely by the Mass. Turnpike Authority) moved into this building, where they remained until 1967. At this point they were able to move into brand new quarters which had been specially constructed for them at the Brighton/Allston interchange. Turnpike maintenance then moved into both building in 1967 and remained until August 1969. Direct access onto the "Pike" was available for Police & maintenance, was cut off after Recreation moved in to prevent unauthorized travel from this area (motorists were aware of this access from here and would drive down beside the building and through the yard - in fact, many still try after 7 years) A fence was constructed by the Turnpike Authority.

Information obtained from:
Richard White Construction
Jack Francis of Mass. Turnpike Authority
Assessor's office of Newton
& my own knowledge - M. Lesbirel

Priority	Dept	Asset Category	Project Title	Project Description / Justification	Est Cost in FY2017	Risk Factor	Funding Source	Approved Funding	FY 2017 To Be Docketed	FY2018	FY2019	FY2020	FY2021	FY2022
21	DPW	Large Vehicle/ Equipment	Utilities Large Vehicle Replacement - Gradall	To assist the Highway and DPW department with paving and excavation around the city	\$ 250,000	58.1	Bonding	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22	Schools	Building	Bigelow School - Mechanical Upgrades	Two boilers are 54 years old and beyond their useful life. Replace one boiler, storage, and enhance circulation system.	\$ 400,000	58.0	Bonding	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -
23	Fire Dept	Large Vehicle/ Equipment	Replace Fire Dept Pumper Truck (Engine 3)	Replace Engine 3, a 2004 Pumper Truck; to be used as spare to replace spare Engine 14, a 1992 pumper that should no longer be used.	\$ 650,000	57.5	Bonding	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
24	Parks/Rec	Roads/ Paving	Replace Gath/Albemarle Foot Bridge	Footbridge structure (steel and abutement) is in poor condition and is not wheelchair accessible.	\$ 150,000	56.5	Free Cash	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -
25	DPW/ Storm	Large Vehicle/ Equipment	Utilities Large Vehicle Replacement - Street Sweeper	Purchase a new street sweeper for city operations	\$ 216,000	56.3	Bonding	\$ 216,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26	Parks/Rec	Building	Elliot Street Building	Metal building for Parks & Rec	\$ 350,000	56.1	Bonding	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -
27	DPW/ Water	Water	Manet Road Reservoir Gate Valve	Repair Gate Valve	\$ 400,000	56.0	Water Funds	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28	DPW/ Sewer	Sewer	Prairie Avenue Sewer Pump Station	Station built 1950, rehabbed in 1992. Contains 2 (5 hp) pumps. Replace wet well.	\$ 200,000	56.0	Sewer Funds	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -
29	Public Buildings	Building	Crescent Street Project	Develop affordable housing on Crescent Street at former Parks and Recreation facility.	\$ 5,300,000	55.7	CPA Eligible	\$ -	\$ 5,300,000	\$ -	\$ -	\$ -	\$ -	\$ -
30	Parks/Rec	Parks / Open Space	Tennis Courts - Replace McGrath Playground (Warren) Tennis Courts	Replace 3 existing tennis courts at McGrath Playground	\$ 280,000	55.4	Bonding	\$ -	\$ 280,000	\$ -	\$ -	\$ -	\$ -	\$ -
31	Parks/Rec	Parks / Open Space	Newton Highlands Playground - Phase II Design & Construction	2008 Master Plan for park renovation in 2 phases. Ph II will complete the fields to provide tennis courts and football field.	\$ 2,900,000	54.8	CPA Eligible	\$ 2,500,000	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -
32	DPW/ Storm	Storm	Hammond Brook Pipe Replacement	Storm Drain between Glen Ave. and Beacon Street needs increase capacity to alleviate flooding in rear yards of Glen Ave.	\$ 350,000	50.0	Storm Funds	\$ -	\$ -	\$ 362,250	\$ -	\$ -	\$ -	\$ -
33	DPW	Roads/ Paving	Oak & Christina Intersection	MassWorks project to reconstruct intersection, including geometric changes & improvements to traffic flow. The work includes constructing a realignment of Christina Street to the southwest to line up with Oak Street, traffic signal replacements, new roadway milling and pavement, new concrete sidewalks, new ADA ramps, modifying the closed drainage system, new pavement markings, and new traffic signs.	\$ 1,500,000	49.7	Alternate Funding	\$ -	\$ -	\$ 1,552,500	\$ -	\$ -	\$ -	\$ -
34	DPW/ Storm	Storm	Rehabilitation of Forest Grove Storm System Pump Station	Pump station is used for flood and mosquito control of Flowed Meadow and needs upgrades and repair work to function properly.	\$ 170,000	49.6	Storm Funds	\$ -	\$ -	\$ 175,950	\$ -	\$ -	\$ -	\$ -
35	DPW/ Sewer	Sewer	Sewer Inflow /Infiltration Project - Area 5	Part of 12 year program to remove excess inflow and infiltration into sewer system.	\$ 4,600,000	49.4	Sewer/ MWRA	\$ -	\$ -	\$ 4,761,000	\$ -	\$ -	\$ -	\$ -
36	Parks/Rec	Parks / Open Space	Rubbish Truck	Replace 1994 Rubbish Truck	\$ 300,000	49.3	Bonding	\$ -	\$ -	\$ 310,500	\$ -	\$ -	\$ -	\$ -
37	Public Safety	Emergency Comms	Radio System Infrastructure	Install continuous power, repeaters & receivers, and other radio system infrastructure improvements	\$ 1,000,000	49.2	Bonding	\$ -	\$ -	\$ 1,035,000	\$ -	\$ -	\$ -	\$ -
38	DPW/ Sewer	Sewer	Quinobequin Road Sewer Pump Station - Replace Pump	Sewerage pumped to higher point and gravity fed to MWRA pipes for treatment. Replace pump 1 and motors at life expectancy.	\$ 150,000	49.1	Sewer Funds	\$ -	\$ -	\$ 155,250	\$ -	\$ -	\$ -	\$ -
39	DPW/ Water	Large Vehicle/ Equipment	Utilities Large Vehicle Replacement	Replacement of existing city vehicle	\$ 350,000	49.1	Enterprise Funds	\$ -	\$ -	\$ 362,250	\$ -	\$ -	\$ -	\$ -
40	DPW	Large Vehicle/ Equipment	DPW Large Vehicle Replacement	Replacement of existing city vehicle	\$ 300,000	49.1	Bonding	\$ -	\$ -	\$ 310,500	\$ -	\$ -	\$ -	\$ -
41	Police	Building	Feasibility Study - Combined Police Facility	Feasibility Study to evaluate combining Police Operations into 1 Combined Facility	\$ 250,000	48.5	Alternate Funding	\$ -	\$ -	\$ 258,750	\$ -	\$ -	\$ -	\$ -
42	Schools	Building	Newton South Indoor Mondo Track	Indoor track surface in disrepair and is a tripping hazard. The track is busy and hosts track meets.	\$ 500,000	48.3	Bonding	\$ -	\$ -	\$ 517,500	\$ -	\$ -	\$ -	\$ -
43	DPW	Traffic Signalization	Traffic Signalization Upgrades - Wells Avenue @ Nahanton	Improve upon safety, improved traffic flow, reduce congestion, meet ADA Compliance	\$ 1,000,000	48.0	Bonding/Free Cash	\$ -	\$ -	\$ 1,035,000	\$ -	\$ -	\$ -	\$ -
44	DPW	Roads/ Paving	Complete Streets Program - Paving/Sidewalks/Accessibility	Cold Plane and Pave Scheduled Streets throughout the City	\$ 9,300,000	47.8	Chapt 90/ Alt Fund	\$ -	\$ -	\$ 9,625,500	\$ -	\$ -	\$ -	\$ -

70 Crescent Street Feasibility Study and Design Cost Estimate			
Summary of CPA Funding Request for Master Plan/Feasibility Study and Design Phase			
12/12/2016			
Master Planning/Feasibility Study Effort			
Environmental Analysis/Phase I Site Assessment	\$ 10,000		
Public Meetings	\$ 6,000		
Master Plan (Alternative Options; Preferred Plan)	\$ 30,000		
Contingency (8%)	\$ 3,680		
Total Master Planning/Feasibility Study	\$ 49,680		
Final Design			
Task Description:			
Preliminary Design	\$ 30,000		
Final Design	\$ 50,000		
Construction Documents	\$ 20,000		
Bid Assistance	\$ 5,000		
Construction Administration	\$ 30,000		
Final Design and Bidding Services	\$ 135,000		
Contingency @15%	\$ 20,250		
Estimated Design/Bidding/Construction Admin. Services	\$ 155,250		
CPA Eligible Architecture and Engineering (Housing)			
<i>Building Architect (including design consultants)</i>	\$ 50,000	\$100,000	
<i>Additional services</i>	\$ 10,000	\$20,000	
<i>Reimursable Expenses</i>	\$ 6,625	\$13,250	
<i>Engineering (site/civil/landscape/permitting)</i>	\$ 15,000	\$30,000	
<i>Acoustical Engineering</i>	\$ 2,500	\$5,000	
<i>Geotechnical/Environmental Engineering</i>	\$ 10,000	\$20,000	
<i>Survey</i>	\$ -	\$0	
<i>Misc. Design Consultants</i>	\$ 12,500	\$25,000	
<i>Structural/Materials Testing</i>	\$ 5,000	\$10,000	
Architecture and Engineering Total (Housing)	\$ 111,625	\$223,250	
Total CPA Request for Feasibility Study/Master Plan/De	\$ 316,555		
Total Estimated Design Costs	\$ 428,180		

70 Crescent Street Community Park				
Cost Estimate for Master Plan, Design, and Construction				
12/12/2016				
<u>Master Planning/Feasibility Study Effort</u>				
Environmental Analysis/Phase I Site Assessment	\$	10,000		
Public Meetings	\$	6,000		
Master Plan (Alternative Options; Preferred Plan)	\$	30,000		
Contingency (8%)	\$	3,680		
Total Master Planning/Feasibility Study	\$	49,680		
<u>Final Design</u>				
Task Description:				
Preliminary Design	\$	30,000		
Final Design	\$	50,000		
Construction Documents	\$	20,000		
Bid Assistance	\$	5,000		
Construction Administration	\$	30,000		
Final Design and Bidding Services	\$	135,000		
Contingency @15%	\$	20,250		
Total Design/Bidding/Construction Admin. Services	\$	155,250		
<u>Community Park Construction</u>				
Improvement Description:				
General Conditions	\$	90,000		
Demolition, Site Preparation and Restoration	\$	160,000		
Lawns and Landscaping	\$	80,000		
Pathways and Gathering Spaces	\$	90,000		
Fencing and Edge Improvements	\$	60,000		
Children's Playground (incl. rubber surfacing)	\$	200,000		
Community Gardens	\$	60,000		
Site Furnishings	\$	50,000		
1/2 Court Basketball	\$	30,000		
Other Recreation Improvements	\$	75,000		
Construction	\$	895,000		
Contingency @20%	\$	179,000		
Grand Total Construction	\$	1,074,000		
<u>City of Newton Staff Time</u>	\$	65,877		
Master Plan + Final Design + Construction+City Staff Time	\$	1,344,807		
Total CPA Funding Request	\$	1,300,000		

Proposed Crescent Street Community Park										
Estimated Annual Maintenance Costs (assumes 3% annual increase)										
12/12/2016										
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Mowing	\$2,520	\$2,596	\$2,673	\$2,754	\$2,836	\$2,921	\$3,009	\$3,099	\$3,192	\$3,288
Leaf Removal	\$450	\$464	\$477	\$492	\$506	\$522	\$537	\$553	\$570	\$587
Mulching	\$400	\$412	\$424	\$437	\$450	\$464	\$478	\$492	\$507	\$522
Pruning	\$350	\$361	\$371	\$382	\$394	\$406	\$418	\$430	\$443	\$457
Fibar	\$625	\$644	\$663	\$683	\$703	\$725	\$746	\$769	\$792	\$815
Fibar Install	\$740	\$762	\$785	\$809	\$833	\$858	\$884	\$910	\$937	\$966
Playground Maintenance	\$500	\$515	\$530	\$546	\$563	\$580	\$597	\$615	\$633	\$652
Total	\$5,585	\$5,753	\$5,925	\$6,103	\$6,286	\$6,475	\$6,669	\$6,869	\$7,075	\$7,287

70 CRESCENT STREET, NEWTON MA

12/12/2016										
PROJECT OVERVIEW										
Number of Units			8 units							
% 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			12	months						
Commence Construction										
Occupancy Date										
UNIT MIX SUMMARY										
Market Rate Units										
Unit Type			# of Units	Average NRA	Monthly/Unit	Monthly/SF	Total SF	Monthly Total	Annual Total	
1 bed, 1 bath			1	850	\$ 2,338	\$ 2.75	850	\$ 2,338	\$ 28,056	
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	\$ 2.45	5,350	\$ 12,883	\$ 154,596	
Affordable Rate Units										
Unit Type			# of Units	Average NRA	Monthly/Unit	Monthly/SF	Total SF	Monthly Total	Annual Total	
1 bed, 1 bath			1	850	\$ 1,250	\$ 1.47	850	\$ 1,250	\$ 15,000	
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	
Market Rate Averages			4	1,338	\$ 1,395	\$ 1.09	5,350	\$ 5,580	\$ 66,960	
Property Totals			8	10,700	\$ 18,463	\$ 1.77	10,700	\$ 18,463	\$ 221,556	
Property Averages			8	1,338	\$ 2,308	\$ 1.77				
Annual Rent Analysis										
			Market Rate			Affordable			Total	
			<i>Inflation</i>	<i>Annual Rent</i>	<i>PSF/Month</i>	<i>Inflation</i>	<i>Annual Rent</i>	<i>PSF/Month</i>	<i>Inflation</i>	<i>Annual Rent</i>
Non-Trended Rental Income Year 1				\$ 154,590	\$ 2.41		\$ 66,954	\$ 1.04		\$ 221,544
Total Rental Income Year 2			3.0%	\$ 159,228	\$ 2.48	1.5%	\$ 67,958	\$ 1.06	2.5%	\$ 227,186
Total Rental Income Year 3			3.0%	\$ 164,005	\$ 2.55	1.5%	\$ 68,978	\$ 1.07	2.6%	\$ 232,982
Stabilized Rental Income Year 4			3.0%	\$ 168,925	\$ 2.63	1.5%	\$ 70,012	\$ 1.09	2.6%	\$ 238,937

70 CRESCENT STREET, NEWTON MA

Crescent Street Eight Unit Housing Development Summary						
12/12/2016						
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%			
Total Gross Square Feet			12,588			
Development Budget Summary			Total	Per Unit	PSF	
Land			\$ -	\$ -	\$ -	
Hard Costs Base Building			\$ 2,517,647	\$ 314,706	\$ 200	
Hard Costs- Site Work			\$ 300,000	\$ 37,500	\$ 24	
Costs- Environmental Remediation			\$ 50,000	\$ 6,250	\$ 4	
Demolition			\$ 75,000	\$ 9,375	\$ 6	
Hard Costs- Contingency			\$ 140,882	\$ 17,610	\$ 11	
Soft Costs			\$ 329,679	\$ 41,210	\$ 26	
Finance Costs			\$ 102,750	\$ 12,844	\$ 8	
City of Newton Staff Contribution			\$ 136,621.00	\$ 17,078	\$ 11	
Total Development Costs			\$ 3,652,579	\$ 456,572	\$ 290	
Capitalization			Total			
City of Newton Funds		57%	\$ 2,000,000			
CPA Funds		40%	\$ 1,400,000			
City of Newton Staff Time		4%	\$ 136,621			
Total*			\$ 3,536,621			
*Shortfall in budget will be covered by City of Newton funds, if necessary. Existing shortfall results from financing costs which are carried in budget, but project may not have any debt depending on source of City of Newton funds						
Income Analysis- Trended			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	\$ 17,245	\$ 12.89
	Total Income		\$ 232,983	\$ 1.81	\$ 29,123	\$ 21.77
	Less Market Unit Vacancy	5%	\$ (8,200)	\$ (0.06)	\$ (1,025)	\$ (0.77)
	Less Affordable Unit Vacancy	3%	\$ (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			4.22%		

**70 CRESCENT STREET, NEWTON MA
HOUSING DEVELOPMENT BUDGET SUMMARY**

12/12/2016		Total	Per Unit	Per Gross SF
LAND				
	Land	\$ -	\$ -	\$ -
	Total Land	\$ -	\$ -	\$ -
HARD COSTS				
	Base building construction	\$ 2,517,647	\$ 314,706	\$ 200.00
	Site work / landscaping	\$ 300,000	\$ 37,500	\$ 23.83
	Environmental remediation	\$ 50,000	\$ 6,250	\$ 3.97
	Demolition of house and building	\$ 75,000	\$ 9,375	\$ 5.96
	Hard cost contingency (5%)	\$ 140,882	\$ 17,610	\$ 11.19
	Total Hard Cost	\$ 3,083,529	\$ 385,441	\$ 244.95
SOFT COSTS				
	Architecture and Engineering	\$ 223,250	\$ 27,906	\$ 17.73
	<i>Building Architect (including design consultants)</i>	100,000	12,500	7.94
	<i>Additional services</i>	20,000	2,500	1.59
	<i>Reimursable Expenses</i>	13,250	1,656	1.05
	<i>Engineering (site/civil/landscape/permitting)</i>	30,000	3,750	2.38
	<i>Acoustical Engineering</i>	5,000	625	0.40
	<i>Geotechnical/Environmental Engineering</i>	20,000	2,500	1.59
	<i>Survey</i>	0	0	0.00
	<i>Misc. Design Consultants</i>	25,000	3,125	1.99
	<i>Structural/Materials Testing</i>	10,000	1,250	0.79
	Permitting	\$ -	\$ -	\$ -
	Legal	\$ 15,000.00	\$ 1,875	\$ 1.19
	<i>Legal - General expenses, permitting, misc.</i>	10,000	1,250	0.79
	<i>Bond Financing Fees /costs</i>	0	0	0.00
	<i>Title Insurance/Fees</i>	5,000	625	0.40
	Marketing and Leasing	\$ 12,500.00	\$ 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	\$ 60,000	\$ 7,500	\$ 4.77
	<i>Project management overhead</i>	50,000	6,250	3.97
	<i>FF&E (site benches, signage, etc.)</i>	0	0	0.00
	<i>Neighborhood Mitigation (playground)</i>	0	0	0.00
	<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	\$ 310,750.00	\$ 38,844	\$ 24.69
	Soft Cost Contingency	\$ 18,928.84	\$ 2,366	\$ 1.50
Total Soft Costs		\$ 329,678.84	\$ 41,209.85	\$ 26.19
City of Newton Staff Time		\$ 136,621.00	\$ 17,077.63	\$ 10.85
FINANCING COSTS				
	Bond financing costs (MHFA Program 2.5% of bond amount)	\$ 50,000.00	\$ 6,250	\$ 3.97
	Operating Deficit- Lease Up	\$ 10,000.00	\$ 1,250	\$ 0.79
	Contruction Period Interest (4.5% @ 50% outstanding balance, interest only)	\$ 42,750.00	\$ 5,344	\$ 3.40
	Interest Reserve	\$ -	\$ -	\$ -
Total Financing Costs		\$ 102,750.00	\$ 12,844	\$ 8.16
TOTAL DEVELOPMENT COST*		\$ 3,652,579	\$ 456,572	\$ 290.16

* City of Newton is committed to meeting budget shortfalls in the project; total estimated development cost is approximately \$3,400,000 when City of Newton staff time is accounted for through department budgets and financing costs are not included in the project

**70 CRESCENT STREET, NEWTON MA
OPERATING BUDGET SUMMARY**

12/12/2016											
		Year 1 - Untrended	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
		Total	Total	Total	Total	Total	Total	Total	Total	Total	Total
INCOME											
	Apartment Rental Income- Market Rate (3%	\$ 154,590	\$ 159,228	\$ 164,005	\$ 168,925	\$ 173,992	\$ 179,212	\$ 184,589	\$ 190,126	\$ 195,830	\$ 201,705
	Apartment Rental Income-Affordable (1.5%	\$ 66,954	\$ 67,958	\$ 68,978	\$ 70,012	\$ 71,063	\$ 72,128	\$ 73,210	\$ 74,309	\$ 75,423	\$ 76,555
	Misc. Income	\$ -	\$ -	\$ -	\$ -						
	Total Income	\$ 221,544	\$ 227,186	\$ 232,982	\$ 238,937	\$ 245,055	\$ 251,341	\$ 257,799	\$ 264,435	\$ 271,253	\$ 278,259
	Less Affordable Unit Vacancy 3.0%	\$ (2,009)	\$ (2,039)	\$ (2,069)	\$ (2,100)	\$ (2,132)	\$ (2,164)	\$ (2,196)	\$ (2,229)	\$ (2,263)	\$ (2,297)
	Less Market Rate Vacancy 5.0%	\$ (7,730)	\$ (7,961)	\$ (8,200)	\$ (8,446)	\$ (8,700)	\$ (8,961)	\$ (9,229)	\$ (9,506)	\$ (9,791)	\$ (10,085)
	Effective Gross Income	\$ 211,806	\$ 217,186	\$ 222,713	\$ 228,390	\$ 234,223	\$ 240,216	\$ 246,373	\$ 252,699	\$ 259,199	\$ 265,878
EXPENSES	<i>3% annual increase</i>										
	Personnel	\$ 10,000	\$ 10,300	\$ 10,609	\$ 10,927	\$ 11,255	\$ 11,593	\$ 11,941	\$ 12,299	\$ 12,668	\$ 13,048
	Rental Expense	\$ 5,000	\$ 5,150	\$ 5,305	\$ 5,464	\$ 5,628	\$ 5,796	\$ 5,970	\$ 6,149	\$ 6,334	\$ 6,524
	Advertising	\$ 5,000	\$ 5,150	\$ 5,305	\$ 5,464	\$ 5,628	\$ 5,796	\$ 5,970	\$ 6,149	\$ 6,334	\$ 6,524
	Administrative	\$ 5,000	\$ 5,150	\$ 5,305	\$ 5,464	\$ 5,628	\$ 5,796	\$ 5,970	\$ 6,149	\$ 6,334	\$ 6,524
	Cleaning	\$ 7,500	\$ 7,725	\$ 7,957	\$ 8,195	\$ 8,441	\$ 8,695	\$ 8,955	\$ 9,224	\$ 9,501	\$ 9,786
	Turnover	\$ 4,000		\$ 4,244	\$ 4,371	\$ 4,502	\$ 4,637	\$ 4,776	\$ 4,919	\$ 5,067	\$ 5,219
	Utility Expense	\$ 6,000	\$ 6,180	\$ 6,365	\$ 6,556	\$ 6,753	\$ 6,956	\$ 7,164	\$ 7,379	\$ 7,601	\$ 7,829
	Repairs & Maintenance	\$ 4,000	\$ 4,120	\$ 4,244	\$ 4,371	\$ 4,502	\$ 4,637	\$ 4,776	\$ 4,919	\$ 5,067	\$ 5,219
	Contract Services	\$ 10,000	\$ 10,300	\$ 10,609	\$ 10,927	\$ 11,255	\$ 11,593	\$ 11,941	\$ 12,299	\$ 12,668	\$ 13,048
	Professional Fees	\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,185	\$ 2,251	\$ 2,319	\$ 2,388	\$ 2,460	\$ 2,534	\$ 2,610
	Property Insurance	\$ 4,000	\$ 4,120	\$ 4,244	\$ 4,371	\$ 4,502	\$ 4,637	\$ 4,776	\$ 4,919	\$ 5,067	\$ 5,219
	Real Estate Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Total Operating Expenses	\$ 62,500	\$ 60,255	\$ 66,306	\$ 68,295	\$ 70,344	\$ 72,455	\$ 74,628	\$ 76,867	\$ 79,173	\$ 81,548
	Capital Reserve	\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,185	\$ 2,251	\$ 2,319	\$ 2,388	\$ 2,460	\$ 2,534	\$ 2,610
	NET OPERATING INCOME	\$ 147,306	\$ 154,871	\$ 154,285	\$ 157,910	\$ 161,628	\$ 165,443	\$ 169,357	\$ 173,372	\$ 177,492	\$ 181,720
	Debt Service	\$ 121,322	\$ 121,322	\$ 121,322	\$ 121,322	\$ 121,322	\$ 121,322	\$ 121,322	\$ 121,322	\$ 121,322	\$ 121,322
	NET CASH FLOW	\$ 25,984	\$ 33,549	\$ 32,963	\$ 36,588	\$ 40,306	\$ 44,121	\$ 48,035	\$ 52,050	\$ 56,170	\$ 60,398
	RETURN ON COST	4.03%	4.24%	4.22%	4.32%	4.43%	4.53%	4.64%	4.75%	4.86%	4.98%

City of Newton



City of Newton, Massachusetts
Office of the Mayor

Setti D. Warren
Mayor

December 8, 2016

Community Preservation Committee
c/o Alice Ingerson, Community Preservation Program Manager
1000 Commonwealth Avenue
Newton, MA 02459

Dear Community Preservation Committee Members:

The City of Newton is committed to funding the mixed-use project at 70 Crescent Street, which includes the enhancement and expansion of recreation amenities and greenspace at Reverend Ford Playground and the development of eight units of mixed-income housing.

The City is committing \$2,000,000 to the project and will allocate additional funds to the project in the event that they are needed. The project will require an additional \$2,700,000, (\$1.3M for the park, and \$1.4M for the housing), in Community Preservation Act funds to support the design and construction of the community park and the affordable housing component of the project.

Maureen Lemieux
Chief of Staff/CFO

RAFIK E. AYOUB, ASSOCIATE AIA

West Roxbury, MA | (617) 325-7725 | rafik02132@verizon.net

PROFESSIONAL QUALIFICATIONS

Facilities Project Manager experienced in architectural design of institutional, public and residential projects. Proven track record in managing new construction, additions and renovations of projects from design through construction and closeout, completing projects on time and on budget. Skilled in:

- Development of scope of work
- Selection of design team
- Design constructability review
- Oversight of project execution
- Budgets and timelines
- Coordination of design process
- Management of bid / award process
- Conflict resolution

CONSTRUCTION PROJECT MANAGEMENT EXPERIENCE

Project Manager II, Property and Construction Management Department 2013 - 2014
City of Boston, MA

(The Property and Construction Management Department manages building projects ranging from \$200K to \$10M.)

- Provide management and oversight of \$400K - \$1.5M envelope and interior restoration for three community center projects.
- Manage replacement of \$350K heating systems in two Boston Centers for Youth and Family.
- Ensure compliance with public procurement practices for designers and contractors.
- Act as member of designer's selection team.

Senior Engineering Consultant / Project Manager, Facilities Management Department 1994 - 2013
Roman Catholic Archdiocese of Boston, Braintree, MA

(The Archdiocese facilities department manages all capital construction projects for all parishes throughout the metropolitan Boston area. Project size ranges from \$50K to \$7M.)

- Simultaneously managed up to six major construction projects for churches, schools, parish centers and rectories in all phases of planning, design, budgeting and construction.
- Customized each parish's needs through collaboration and coordination with architects, engineers and consultants.
- Determined requirements related to building codes, handicap accessibility and energy efficiency.
- Evaluated bids for building improvements designed in-house and by architects; participated in value engineering process.
- Conducted scheduled meetings to review project status, develop punch lists and commission projects. Ensured quality and safety standards were met by contractors.
- Reviewed and approved design team and construction contractor applications for payment.
- Managed and completed multiple electrical and HVAC projects following all related environmental safety requirements.
- Specified, field observed and completed major exterior envelope restoration of multiple parish buildings. Envelope restoration of St. Mary of the Nativity formally recognized in 2008 by the Brookline Historical Society.
- Collaborated with designers to obtain special variances from state agencies on behalf of the parishes.

ADDITIONAL EXPERIENCE

Freelance Architect, Greater Boston Area

- Provided architectural design services for private clients and several architectural firms. Projects included design of new homes, additions and renovations as well as completion of construction documents for elementary school renovation project.

Designer / Project Manager

MFPA, Inc., Natick, MA

(MFPA specializes in medical facilities design.)

- Designed and completed construction documents for new playground and existing playroom Tufts Medical Center Floating Hospital for Children.
- Developed design, construction documents and construction administration for 12,000 square feet of new offices expansion space at American Red Cross Facilities in Dedham, MA. Also performed redesign and alteration of three laboratories for a total of 6,000 square feet.
- Designed and oversaw renovation of four-bed unit and new offices for Nuclear Medicine Department at Boston Children's Hospital.

Associate Architect

Laurence L. Rubin, Architect, Wellesley, MA

(Projects included private homes, commercial and public works.)

- Assisted project architect in developing and completing construction document drawings for architectural phase of a park structure in the state of Connecticut.
- Participated in the design for a pavilion and waiting station at the ferry boat pier at Logan Airport (MassPort).

EDUCATION

Harvard University, Graduate School of Design Professional Development Program, Cambridge, MA

- Certificate in Renovation and Adaptive Reuse of Older Buildings
- Certificate in Advanced Training in ADA Standards, UFAS, and the Fair Housing Amendments Act

Wentworth Institute of Technology, Boston, MA

- Courses in AutoCAD technology and drafting

Damascus University, Damascus, Syria

- Bachelor's Degree in Architecture - Cum Laude

PROFESSIONAL AFFILIATIONS

Associate Member, American Institute of Architects, Boston, MA

1995 - present

Associate Member, Boston Society of Architects, Boston, MA

1995 - present

Public Buildings

Mission Statement

To plan, construct, renovate, repair and maintain all public buildings; provide safe, secure, accessible and sustainable facilities in approximately 2.7 million square feet of space in 78 municipal and school buildings.

Fiscal Year 2016 Major Accomplishments

Project Management - Achieved 100% on time, under budget for capital projects such as Angier School and Fire Station #10.

Capital Planning - Continued to update and refine the CIP, and utilized long range strategic planning with various dept's and stakeholders to ensure sustainable plans for all buildings.

Operations and Maintenance - Expanded preventive maintenance, focusing on root cause evaluations and corrective actions.

Energy Efficiency & Sustainability - Completed energy retrofits of 14 buildings, reducing building energy consumption compared to FY15. Installed solar panels at various locations throughout city.

Day to Day Customer Experience - Improved cleanliness and functionality of municipal buildings to provide better experience for residents, visitors, and staff.

Fiscal Year 2017 Desired Outcomes

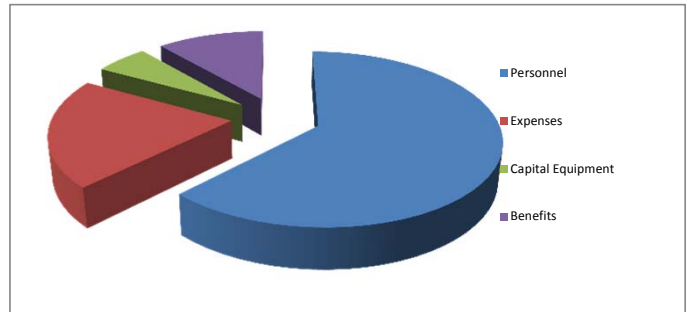
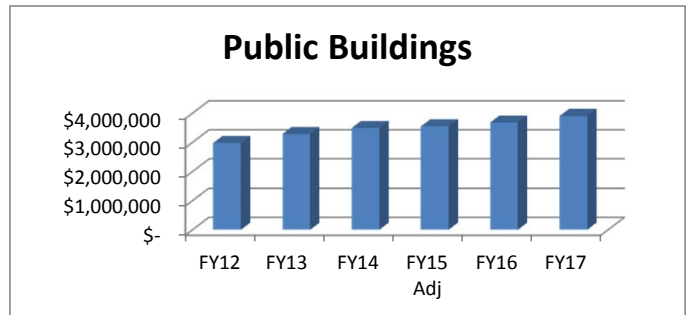
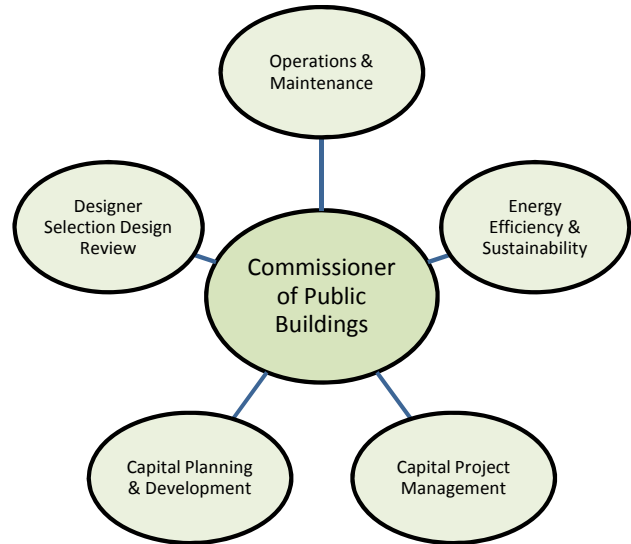
Project Management - Continued management of Zervas and Cabot school projects, Fire Station #3 project, as well as Manet Road building.

Capital Planning - Continue to update CIP and ensure residents are informed of progress on key projects.

Effective Maintenance and Operations - Expand preventive maintenance program and improve efficiency of work-order completion.

Energy Efficiency - Achieve 25% improvement from 2008 baseline.

Design Review Committee - Continue to add qualified members.



Department Detail

	Actual				Adj Budget		Proposed	
	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2017	
Expenditure by Core Function								
Personnel	\$ 1,777,587	\$ 1,868,498	\$ 2,042,040	\$ 2,202,659	\$ 2,366,357	\$ 2,436,876		
Expenses	\$ 817,417	\$ 911,740	\$ 919,916	\$ 949,264	\$ 790,114	\$ 802,772		
Capital Equipment	\$ 4,642	\$ 162,989	\$ 173,142	\$ 28,424	\$ 79,375	\$ 219,500		
Benefits	\$ 382,796	\$ 347,259	\$ 360,150	\$ 366,425	\$ 446,065	\$ 442,622		
Total	\$ 2,982,442	\$ 3,290,486	\$ 3,495,248	\$ 3,546,772	\$ 3,681,911	\$ 3,901,770		
% Incr		10.33%	6.22%	1.47%	3.81%	5.97%		
Personnel								
Full-Time	30	30	32	33	33	32		
Part-Time	0	2	1	2	2	2		
Total	30	32	33	35	35	34		

FY2016 Accomplishments - Public Buildings Department

Outcome #1: Effective Project Management	Target	Result
Strategy #1: Fire Station #10		
Complete the Fire Station #10 project.	July 2015	Completed
Strategy #2: Fire Station #3 and Headquarters Project		
Complete design of Fire Station #3 and Headquarters project.	Fall 2015	April 2016
Begin demolition, construction, and renovation of Fire Station #3 and Headquarters.	Winter '16	Spring 2016
Project complete and Firefighters move back in.	Fall 2018	Winter 2019
Strategy #3: Angier School Project		
Certificate of Occupancy obtained.	Dec 2015	Completed
Project complete and students move in.	Jan 2016	Completed
Strategy #4: Zervas School Project		
Complete design of the Zervas School project.	Fall 2015	Completed
Begin demolition and construction of the Zervas School.	Jan 2016	In Process
Project complete and students move in.	Sep 2017	On schedule
Strategy #5: Cabot School Project		
Site plan approval for the Cabot School.	Winter '16	Spring 2016
Complete the design of the Cabot School.	Winter '17	On schedule
Project complete and students move in.	Winter '19	On schedule
Outcome #2: Citywide Capital Improvement Plan	Target	Result
Strategy #1: Updated Capital Improvement Plan		
Department submissions due.	Jul 2015	Completed
C.I.P. Steering Committee evaluations.	Sep 2015	Completed
Strategy #2: Website Improvements		
Project pages available and up to date.	Aug 2015	Completed
Number of quarterly updates posted on time.	4	On schedule
Strategy #3: Individual Project Data for FY16 Projects		
Develop project descriptions, location map, budget, schedule.	Oct 2015	Completed
Provide annual update.	Dec 2015	Completed
Outcome #3: Effective Maintenance & Operations	Target	Result
Strategy #1: Implement Life Safety Code upgrades		
Percentage of outstanding code-related work orders in schools completed or scheduled.	100%	On schedule
Percentage of outstanding code-related work orders in municipal buildings completed/scheduled.	100%	On schedule
Strategy #2: Improve Average Workorder Completion Time		
% of emergencies responded to within one hour - currently 100%.	100%	On schedule
% of routine workorders completed within 5 working days: School Bldgs - currently 73%	75%	On schedule
% of routine workorders completed within 5 working days: municipal buildings are currently at 72%.	73%	On schedule
Strategy #3: Expand Preventive Maintenance Plan		
Percentage of scheduled preventive maintenance tasks completed - currently 100%	100%	On schedule
Percentage of work-orders that are preventive maintenance - currently 40%.	45%	On schedule
Outcome #4: Achieve 25% Improved Energy Efficiency from 2008 Baseline	Target	Result
Strategy #1: Implement Solar Panels and Power Purchase Agreement		
Number of planned solar panel projects implemented (City Hall, Library, Angier, Zervas, Cabot, Newton South High School and Rumford Avenue Recycling Depot.)	7	Angier scheduled for Fall 2017; Zervas for Spring 2018
Renewable power generated by new solar panels.	750KW	On schedule
Coordinate implementation.	Sep 2015	Rescheduled for FY17
Strategy #2: Complete Energy Retrofits on 30 Buildings w/Preferred Vendor Program		
Complete energy retrofits on 30 buildings.	July 2016	On schedule
Outcome #5: Improve Day to Day Customer Experience	Target	Result
Strategy #1: Obtain Qualitative Survey Data		
Complete customer satisfaction survey in areas like building cleanliness.	July 2015	We have started a training program with the custodians to try to improve performance. We are also strategically investing in bathroom finishes that are easier to clean, and provide a healthier environment.
Strategy #2: Determine Corrective Actions and Resources Needed and Establish New		
Apply new strategy and resources as appropriate to meet the desired goals.	Aug 2015	Completed; will continue to revise strategies in FY17
Strategy #3: Obtain Updated Qualitative Survey Data to Ensure Desired Goals Reached		
Complete a followup customer satisfaction survey in areas like building cleanliness.	Oct 2015	Will complete in FY17

FY2017 Desired Outcomes - Public Buildings Department

Outcome #1: Effective Project Management

Target

Strategy #1: Fire Station #3 and Headquarters Project

Start demo, construction, and renovation of Fire Station #3 and Headquarters.	Winter 2016
Fire Headquarters renovation complete and Fire Administration moves in.	Fall 2017
Project complete and Firefighters move back in.	Winter 2019

Strategy #2: Zervas School Project

Start demo and construction of the Zervas School.	Jan 2016
Project complete and students move in.	Sep 2017

Strategy #3: Cabot School Project

Complete the design of the Cabot School.	Winter 2017
Project complete and students move in.	Winter 2019

Strategy #4: Aquinas School Window Replacement Project

Start PCB and window removal.	Spring 2016
Complete window installation.	Fall 2016

Strategy #5: Pre-School at Aquinas School Feasibility Study

Complete feasibility study of the pre-school.	Spring 2016
Start design of pre-school renovations.	Summer 2016

Strategy #6: Manet Road Communications Building Project

Project complete and communications equipment moved in.	Summer 2016
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Outcome #2: Citywide Capital Improvement Plan

Target

Strategy #1: Updated Capital Improvement Plan

Department submissions due.	Jul 2016
C.I.P. Steering Committee evaluations.	Sep 2016

Strategy #2: Website Improvements

Project pages available and up to date.	Summer 2016
Number of quarterly updates posted on time.	4

Strategy #3: Individual Project Data for FY17 Projects

Develop project descriptions, location map, budget, schedule.	Oct 2016
Provide annual update.	Dec 2016

Outcome #3: Effective Maintenance & Operations

Target

Strategy #1: Implement Life Safety Code upgrades

Percentage of outstanding code-related work orders in schools completed or scheduled.	100%
Percentage of outstanding code-related work orders in municipal buildings completed/scheduled.	100%

Strategy #2: Improve Average Workorder Turn-Around Time

% of emergencies responded to within one hour - Currently 100%.	100%
% of routine workorders completed within 5 working days: School Bldgs - currently 73%.	75%
% of routine workorders completed within 5 working days: Municipal Bldgs - currently 72%.	73%

Strategy #3: Expand Preventive Maintenance Plan

Percentage of scheduled preventive maintenance tasks completed - currently 100%.	100%
Percentage of work-orders that are preventive maintenance - currently 40%.	45%

Outcome #4: Achieve 25% Improved Energy Efficiency from 2008 Baseline

Target

Strategy #1: Implement Solar Panels and Power Purchase Agreement

Roof solar installs at several buildings including: Angier, Bowen, South High School, Oak Hill School.	Spring/Summer 2016
Parking canopy solar installs: Elliot Street, Newton South High School.	Fall 2016
Rumford Landfill ground mounted solar.	Fall/Winter 2016
Zervas School solar panel project design completion.	Spring 2016
Cabot School solar panel project design completion.	Winter 2017
Renewable power generated by new solar panels.	750KW

Strategy #2: Energy Efficiency Retrofit, Preferred Vendor Program

Phase 1 - Complete energy retrofits on 14 buildings.	Completed December 2015
Phase 2 - Complete energy retrofits of 14 projects in 12 buildings.	Summer 2016
Phase 3- Start energy retrofit projects at various buildings.	Fall 2017

Strategy #3: Energy Reporting and Building Analytics

Install energy analytics for continual commissioning at Newton South High School.	Fall 2016
Adopt an energy data base and data use analysis reporting system for City buildings.	Fall 2016

Outcome #5: Design Review Committee

Target

Strategy #1: Review Make-Up of Committee

Add appropriately experienced member(s).	Summer 2016
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Outcome #6: Department Internal Operation Improvements

Target

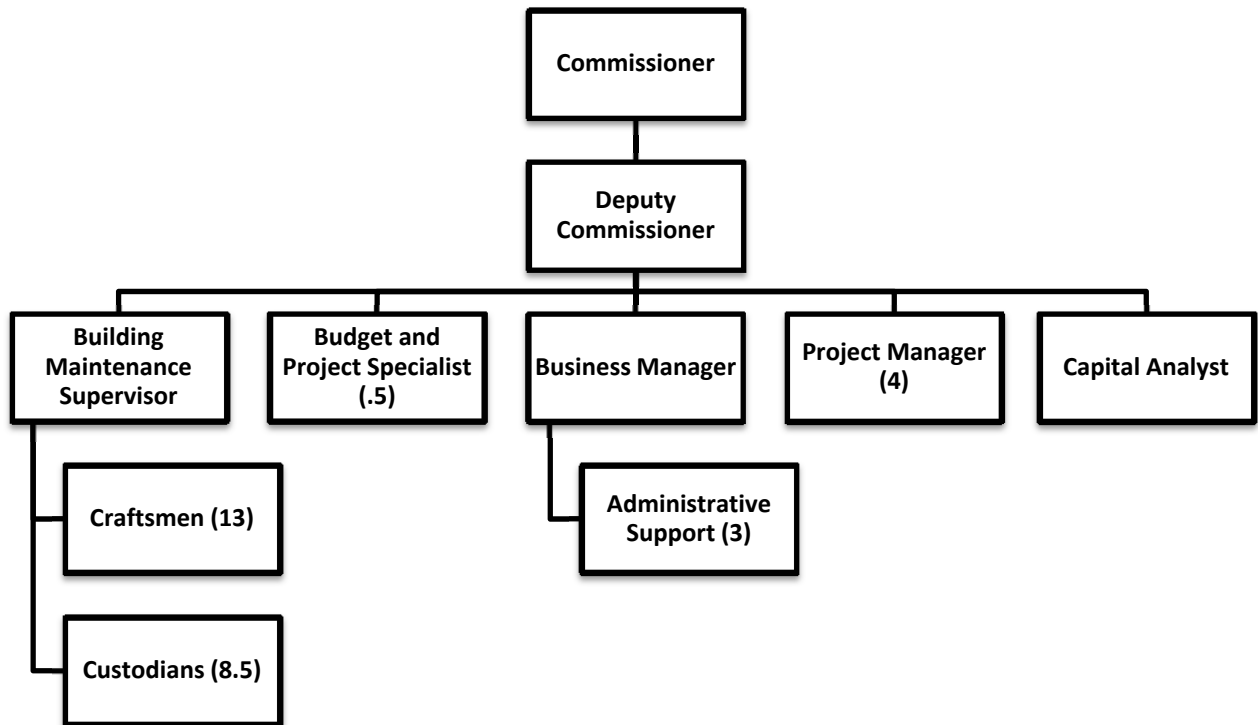
Strategy #1: Work Order Close out Timeline

Review who should be designated with the responsibility for work order close out.	Summer 2016
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Strategy #2: Department Generated Transfer Bills Timeline

Review timeline when to create transfer bills for Schooldude and other systems.	Summer 2016
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PUBLIC BUILDINGS



FUND: 01 - GENERAL FUND
DEPARTMENT: 115 - PUBLIC BLDG DEPARTMENT

CITY OF NEWTON BUDGET
DEPARTMENT LEGAL LEVEL OF CONTROL

	ACTUAL 2014	ACTUAL 2015	AMENDED 2016	YTD 4/13/2016	RECOMMENDED 2017	CHANGE 2016 to 2017
PUBLIC BLDG DEPARTMENT SUMMARY						
51 - PERSONAL SERVICES	2,042,040	2,202,659	2,366,357	1,775,863	2,445,123	78,766
52 - EXPENSES	1,446,138	1,404,223	1,333,717	969,612	1,442,446	108,729
58 - DEBT AND CAPITAL	173,142	28,424	79,375	77,118	219,500	140,125
57 - FRINGE BENEFITS	360,150	366,425	446,065	317,901	442,622	-3,442
TOTAL DEPARTMENT	4,021,470	4,001,730	4,225,514	3,140,494	4,549,691	324,178
PUBL BLDG ADMIN.						
51 - PERSONAL SERVICES	775,826	905,069	935,704	730,290	929,558	-6,146
52 - EXPENSES	120,061	137,525	124,878	57,724	119,725	-5,153
58 - DEBT AND CAPITAL	4,492	14,590	77,425	75,168	66,500	-10,925
57 - FRINGE BENEFITS	94,064	112,967	143,885	108,646	148,391	4,505
TOTAL PUBL BLDG ADMIN.	994,442	1,170,151	1,281,892	971,827	1,264,174	-17,719
MUNICIPAL BLDG MAINT.						
51 - PERSONAL SERVICES	754,040	805,714	886,600	637,455	931,005	44,405
52 - EXPENSES	477,201	430,697	362,046	335,532	331,742	-30,304
58 - DEBT AND CAPITAL	150,000	10,959	0	0	150,000	150,000
57 - FRINGE BENEFITS	169,815	163,151	192,443	133,939	191,016	-1,427
TOTAL MUNICIPAL BLDG MAINT.	1,551,055	1,410,521	1,441,089	1,106,925	1,603,763	162,674
CUSTODY OF SURPLUS BLDG						
51 - PERSONAL SERVICES	0	0	5,000	3,051	8,000	3,000
52 - EXPENSES	38,949	53,939	46,320	23,611	46,399	79
TOTAL CUSTODY OF SURPLUS BLDG	38,949	53,939	51,320	26,662	54,399	3,079
SCHOOL BLDG MAINT.						
51 - PERSONAL SERVICES	0	0	0	0	5,000	5,000
52 - EXPENSES	526,160	481,113	581,157	406,560	693,300	112,143
TOTAL SCHOOL BLDG MAINT.	526,160	481,113	581,157	406,560	698,300	117,143
DESIGNER SELECTION						
52 - EXPENSES	0	0	1,500	0	1,500	0
TOTAL DESIGNER SELECTION	0	0	1,500	0	1,500	0

CITY OF NEWTON BUDGET DEPARTMENT LEGAL LEVEL OF CONTROL

	ACTUAL 2014	ACTUAL 2015	AMENDED 2016	YTD 4/13/2016	RECOMMENDED 2017	CHANGE 2016 to 2017
CITY HALL MAINT/OPERATION						
51 - PERSONAL SERVICES	155,629	162,756	168,191	131,381	192,580	24,389
52 - EXPENSES	253,274	283,379	188,999	129,371	221,380	32,381
58 - DEBT AND CAPITAL	8,393	1,500	1,250	1,250	1,500	250
57 - FRINGE BENEFITS	24,281	24,937	28,312	21,232	29,439	1,127
TOTAL CITY HALL MAINT/OPERATION	441,577	472,573	386,753	283,234	444,899	58,146
LIBRARY BLDG MAINT/OPER.						
51 - PERSONAL SERVICES	265,752	233,098	263,288	191,687	267,651	4,362
52 - EXPENSES	16,701	13,132	16,177	13,396	15,900	-277
58 - DEBT AND CAPITAL	10,257	1,375	700	700	1,500	800
57 - FRINGE BENEFITS	56,535	47,942	63,838	40,344	55,052	-8,786
TOTAL LIBRARY BLDG MAINT/OPER.	349,245	295,547	344,003	246,127	340,102	-3,901
POLICE HQ CUSTODIAL						
51 - PERSONAL SERVICES	71,255	74,624	77,562	59,416	80,419	2,856
52 - EXPENSES	13,791	4,438	7,640	3,419	7,500	-140
57 - FRINGE BENEFITS	15,252	17,148	17,086	13,360	18,207	1,121
TOTAL POLICE HQ CUSTODIAL	100,298	96,209	102,288	76,195	106,125	3,837
PARKS/REC BLDG CUSTODIAL						
51 - PERSONAL SERVICES	19,538	21,398	30,011	22,582	30,911	900
52 - EXPENSES	0	0	5,000	0	5,000	0
57 - FRINGE BENEFITS	204	280	500	380	518	18
TOTAL PARKS/REC BLDG CUSTODIAL	19,742	21,678	35,511	22,963	36,429	918

Parks & Recreation

Mission Statement

To provide traditional and innovative recreation, leisure and cultural activities in a quality environment for all residents of Newton, as well as managing the preservation, maintenance, and enhancement of the natural resources of the City.

Fiscal Year 2016 Accomplishments

Programs - Created and instituted interdepartmental programs, including successful "Picnic in the Park" events.

Park and Playground Development - Developed RFP for a Crystal Lake Water Management Plan. Developed a rain garden brochure for Crystal Lake. Managed Newton Highlands Playground project, Farlow Park bridge and pond project; implemented policy and Procedures for replacement of playgrounds.

Forestry - Addressed over 600 of our highest-risk tree removals; pruned over 650 of our highest-risk tree pruning locations; addressed over 800 tree maintenance service requests; Established a holding/temporary nursery.

Maintenance & Beautification - Enhanced Park and Playground Maintenance Management Plan.

Therapeutic Recreation - Created new programs to increase awareness of current therapeutic programs and activities.

Fiscal Year 2017 Desired Outcomes

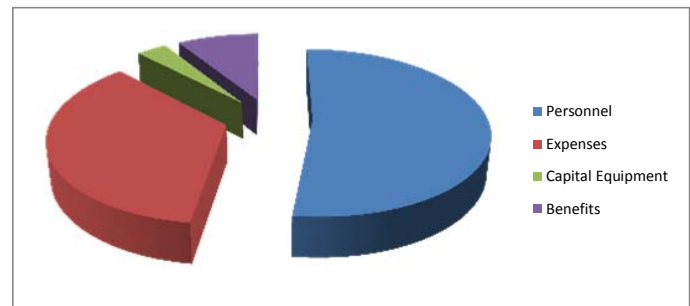
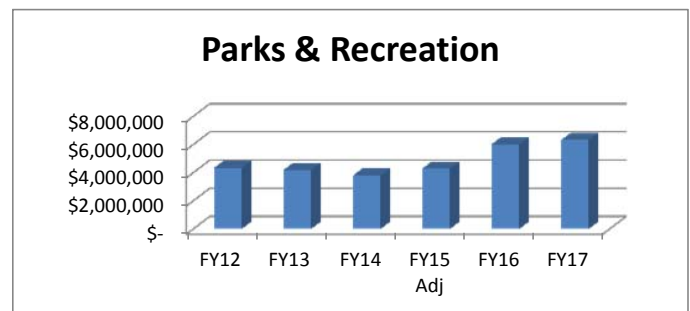
Programs - Create and administer programming for a diverse audience, and increase interdepartmental programming.

Parks and Facilities - Continue Crystal Lake Watershed improvements; replacement of three playground structures; complete capital improvements to ensure highest possible quality of parks and playgrounds.

Forestry - Conduct citywide high-risk tree assessment and update FY17 removal/pruning plan. Continue to implement tree planting plan.

Beautification - Expand successful beautification programs such as Box Art, flower planting, and traffic island improvements; improve public collection of trash and recycling with addition of BigBelly units throughout the city.

Cultural Affairs - Work collaboratively with City departments to provide diverse, fun and informative programming for a diverse audience; Utilize newly accessible War Memorial for programs and events.



Department Detail

	<-----Actual----->				<-Adj Budget->		<-Proposed->	
	FY2012	FY2013**	FY2014	FY2015	FY2016	FY2017		
Expenditure by Core Function								
Personnel	\$ 2,233,714	\$ 2,181,327	\$ 2,179,011	\$ 2,287,415	\$ 3,192,133	\$ 3,293,208		
Expenses	\$ 1,782,527	\$ 1,695,078	\$ 1,193,646	\$ 1,595,385	\$ 2,058,873	\$ 2,246,535		
Capital Equipment	\$ -	\$ -	\$ 70,000	\$ 48,925	\$ 210,000	\$ 210,000		
Benefits	\$ 326,992	\$ 309,162	\$ 348,445	\$ 353,697	\$ 562,317	\$ 561,656		
Total	\$ 4,343,233	\$ 4,185,567	\$ 3,791,102	\$ 4,285,422	\$ 6,023,323	\$ 6,311,399		
% Incr		-3.63%	-9.42%	13.04%	40.55%	4.78%		
Personnel								
Full-Time	37	35	31	30	42	42		
Part-Time	6	4	4	2	2	2		
Total	43	39	35	32	44	44		

** FY13 Adjusted Budget includes \$500,000 for emergency tree work due to severe storms

***FY14 & FY15 Full-Time employee count reflects employees moved to revolving fund

FY2016 Accomplishments - Parks and Recreation

Outcome #1: Quality Recreation Programs for All Ages/Interests

Target

Result

Strategy #1: Interdepartmental and Current Program Development

Develop middle school age programs; fitness at the cove, eco explorer program.
Implement a day trip ski program.

Fall 2015 Completed
Feb 2016 Cancelled due to low registration

Site specific programming; Auburndale Cove: senior pickleball, partner with Newton recreation business, Replace Excertrail equipment (focus on seniors.)

Nov 2015 In planning stage

Strategy #2: Increase and Improve Computerized Registration Process

90% of people registering online.

Feb 2016 Completed

Continuous improvement (stream line) of program registration data collection.

Feb 2016 Ongoing

Outcome #2: Safe, Accessible, High Quality Parks and Facilities

Target

Result

Strategy #1: Crystal Lake Water Mgmt. Plan & Watershed Improvements

Develop brochure on the construction of rain gardens and their positive effect to lake.

Fall 2015 See conservation website-"public education & involvement"

Strategy #2: Continued Development of Off-Leash Program

Develop plan for small dog off-leash area.

Fall 2015 Options: Hunnewell, CSP, Oakley Spa area

Complete renovation of Cabot Park off-leash site.

July 2015 Completed

Seek approval of citation powers for off-leash animal specialist.

June 2016 Planning for FY17

Strategy #3: Complete Capital Improvements to Ensure the Quality of Parks and Playgrounds

Newton Centre Playground accessibility - construction phase IV, V, VI of pathway.

Aug 2015 CDBG project- out to bid 2016

Farlow Park pond and bridge project- RFP for bridge design out to bid, manage project.

June 2016 Bid has been awarded

Waban Hill - assist in implementation.

Dec 2015 RFP- bids received and reviewed

Update playground policy and procedure manual.

July 2015 Will have completed early in FY17

Create a strategy for partnership city/community and playgrounds.

July 2015 Under development, will complete in FY17

Outcome #3: Quality Rec. Programs for Seniors and People with Disabilities

Target

Result

Strategy #1: Create New Programs Based on Needs of Therapeutic Participants

Reinstate permanent part-time position through partnership with Athletes Unlimited.

July 2015 Completed

New year round program for elementary age students with disabilities.

June 2016 Completed

New summer programs for adults with disabilities during week nights.

Sept. 2015 Completed

Strategy #2: Increase Awareness of Current Therapeutic Programs and Services

Research program recognition at state/national levels for program/staff certification.

June 2016 Received award from "Understanding Our Differences"

Strategy #3: Increase Awareness of Current Over 55 Programs and Services

Partner with Therapeutic Recreation program to promote inter generational activities.

June 2016 Being developed

Expand pickle ball program, and the swim program at Cabot Village.

June 2016 Pickleball program growing. Cabot Village programs cancelled- residents not open to program

Re-introduce a swim program at NNHS and Club 55 from a new angle.

June 2016 Ongoing- waiting for space to open at pool

Outcome #4: Parks and Facilities that Enrich the Recreational Experience

Target

Result

Strategy #1: Implementation of Turf Management Program

Review Turf Management RFP Program, work w/interested parties to develop roadmap.

Sum. 2015 Completed

Renovate 10 identified fields.

Fall 2015 Completed 5 in Spring, 5 in Fall

Strategy #2: Enhance Park and Playground Maintenance Management Plan

Hire consultant to assess tennis courts and basketball courts for removal or repair.

Fall 2015 Completed

Reconstruct the NSHS 12 tennis courts- in house design.

Fall 2015 Reconstruction complete- top coat spring 2016

Repair Emerson basketball courts and replace standards.

Spring 2015 Completed

Strategy #3: Continue to Maintain and Further Develop Public-Private Partnerships

Lyons Field concession building (NWLL) - accessible route at 75%.

Aug 2015 Working with Commission on Disabilities

Adopt-a Space improvements and bench donations.

June 2016 Completed

Outcome #5: A fully Sustainable, Maintained Tree Population by 2020

Target

Result

Strategy #1: Address 20% of Approx. 4,000 Currently Known Trees in Need of Removal or Pruning

Address 600 of highest-trees posing the greatest risk to the public.

June 2016 406 removed

Prune 650 trees posing risk to the public.

June 2016 414 pruned

Strategy #2: Implementation of Citywide Tree Planting Plan

Establish tree holding/temporary nursery.

Aug. 2015 Pending- park maintenance move

Grind down 900 tree stumps.

May 2016 111 stumps removed

Plant 240 trees in the areas of greatest need based on FY16 plan.

Fall 2016 Ongoing

Strategy #3: Continue to Strategically Resolve Outstanding Service Requests

Address 80% of all tree removal requests.

June 2016 Ongoing

Address 10% of all tree pruning requests.

June 2016 Ongoing

Outcome #6: Create and Maintain a Beautified Newton

Target

Result

Strategy #1: Individual Village Improvements for 2 villages

Implementation of BoxArt program.

4 15 new location Fall 2015

Traffic island flower boxes.

1 2 locations Spring 2016

Permanent in-ground plantings.

4 Spring 2016

Public barrel replacement - villages/parks - (BigBelly program.)

April 2016 342 units Spring 2016

Strategy #2: City-Wide Beautification

Community appearance index - 13 Villages - check bi-weekly.

26 Completed

Public trash and recycling barrels index - check weekly.

52 Completed

Permanent flower pots - various locations throughout villages.

50 Currently 86 locations

FY2017 Desired Outcomes - Parks and Recreation

Outcome #1: Quality Recreation Programs for all Ages/Interests

Target

Strategy #1: Interdepartmental and Current Program Development

Expand badminton instruction program to offer Fall and Spring classes.	Fall 2016/Spring 2017
Coordinate transportation program with Department of Senior Services.	Summer 2016
Develop kids boot camp and nutrition program at Lower Falls Community Center.	July 2016

Strategy #2: Increase and Improve Computerized Registration Process

Implementation of online field reservations.	Fall 2016
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Outcome #2: Safe, Accessible, High Quality Parks and Facilities

Target

Strategy #1: Crystal Lake Water Management Plan and Watershed Improvements

Advertise RFP for lake management planner.	August 2016
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Strategy #2: Continued Development of Off-Leash Program

Develop plan for small dog off-leash area.	Spring 2017
Seek approval of citation rights for the Off-leash Recreation Specialist.	July 2016

Strategy #3: Complete Capital Improvements to Ensure the Quality of Parks and Playgrounds

Newton Highlands Playground - complete bid pkg./manage bid and construction phases.	August 2016
N. Centre Playground Accessible Pathways - help to oversee construction Phase IV, V, VI.	August 2016
Farlow Park Pond & Bridge Project - complete investigative and design phase/bid/manage project.	August 2016
Waban Hill Reservoir - contract with designer/manage master plan process.	September 2016
Cheesecake Brook Pedestrian Bridge - work with DPW/complete design/bid phases.	Summer 2016

Outcome #3: Quality Programs for Seniors, People w/ Disabilities

Target

Strategy #1: Integrate an Online Volunteer Management System into Athletes Unlimited

Integrate new system with current volunteers to streamline management and engagement.	June 2016
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Strategy #2: Increase Awareness of Newton Athletes Unlimited in the Community and Beyond

Create an online video library of athletes, families and community leaders discussing why Athletes Unlimited is important to Newton.	June 2016
Attend local and regional service fairs for people with disabilities.	December 2016

Strategy #3: Increase Awareness of Current Over 55 Programs/Services

Introduce new walking group at the Auburndale Cove.	Fall 2016
Implement bi weekly LifeTrail fitness group located at the Cove.	October 2016
Create new aquatics exercise program at Gath Pool on Saturday morning.	Summer 2016
Expand evening pickleball to weekends and incorporate an intergenerational aspect.	Summer 2016

Outcome #4: Parks and Facilities that Enrich the Recreational Experience

Target

Strategy #1: Implementation of Turf Management Program

Refurbish Auburndale Park tennis courts.	Summer 2016
Reclamation of Warren House tennis courts.	Summer 2016

Strategy #2: Enhance Park and Playground Maintenance Management Plan

Installation of playground structures at Horace Mann and Auburndale Cove.	June 2017
Install Senior exercise station at Auburndale Cove.	October 2016
Lyons Field concession building (NWLL) - accessible route at 75%.	October 2016
Work w/Friends of Kennard to implement temporary public art show.	September 2016

Outcome #5: Sustainable, Maintained Tree Population by 2020

Target

Strategy #1: Address All Highest Risk Trees

Update street tree risk analysis report by surveying each street, comparing prior data, and issuing report.	July 2016
Utilize in-house and contracted services to remove the highest-risk trees as determined in risk analysis report.	July 2016
utilize in-house and contracted services to prune the highest-risk trees as determined in risk analysis report.	December 2016
Remove/prune all high priority safet work in select city parks through in-house and contracted services.	September 2016

Strategy #2: Implementation of Citywide Tree Planting Plan

Plant 240 trees based on strategies presented in city-wide planting plan.	May 2017
Grind down 700 tree stumps.	June 2017

Outcome #6: Create and Maintain a Beautified Newton

Target

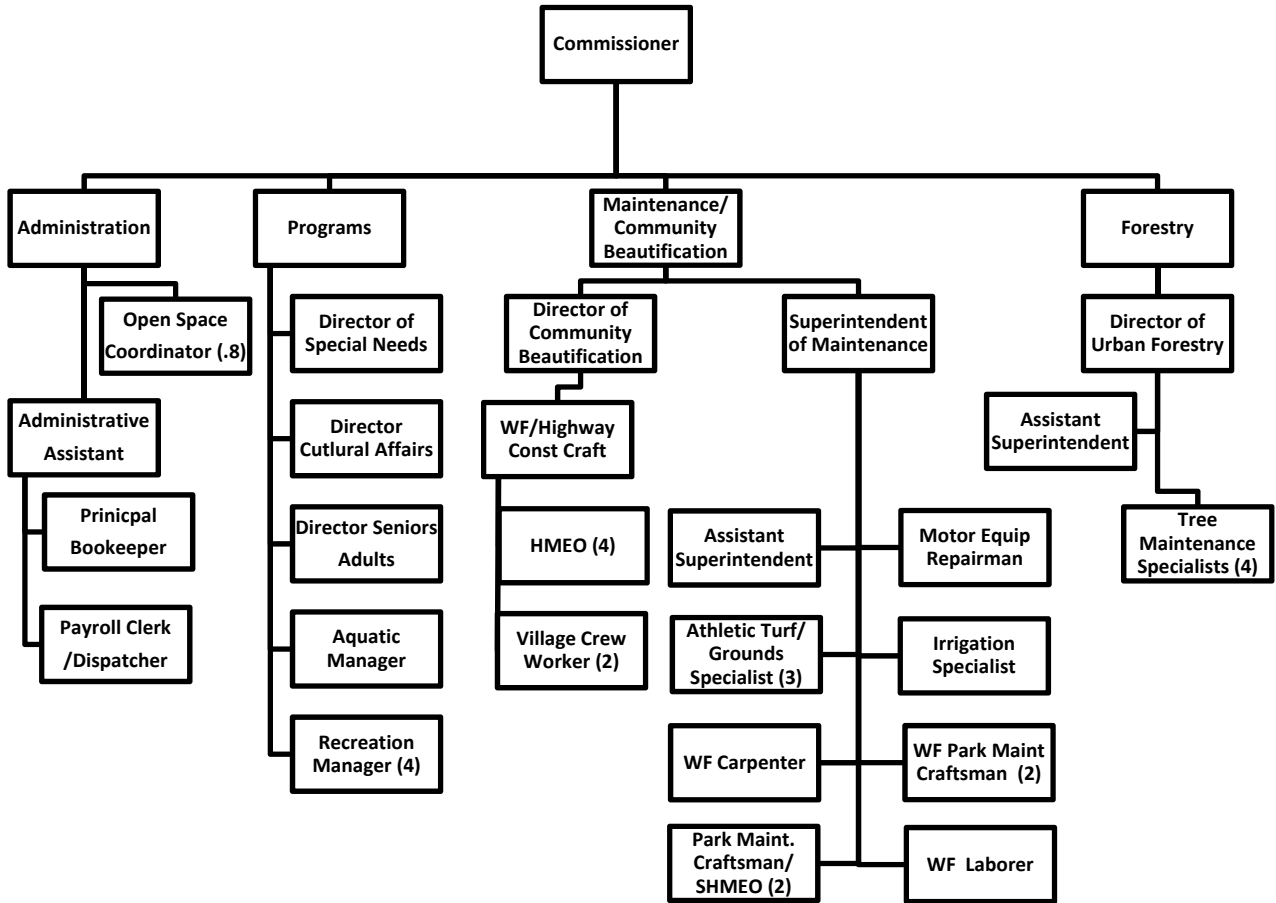
Strategy #1: Beautification of Villages and Traffic Islands in Newton Corner

Traffic island flower boxes.	1
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Strategy #2: Clean, Well Maintained Public Spaces

Community appearance index - 13 Villages - check bi-weekly.	26
Permanent flower pots - various locations throughout villages.	50

PARKS & RECREATION DEPARTMENT



FUND: 01 - GENERAL FUND
DEPARTMENT: 602 - PARKS RECREATION DEPT

CITY OF NEWTON BUDGET
DEPARTMENT LEGAL LEVEL OF CONTROL

	ACTUAL 2014	ACTUAL 2015	AMENDED 2016	YTD 4/13/2016	RECOMMENDED 2017	CHANGE 2016 to 2017
PARKS & RECREATION DEPT SUMMARY						
51 - PERSONAL SERVICES	2,179,011	2,287,415	3,192,133	2,306,218	3,293,208	101,075
52 - EXPENSES	1,193,646	1,595,385	2,058,873	1,543,560	2,246,535	187,662
58 - DEBT AND CAPITAL	70,000	48,925	210,000	30,968	210,000	0
57 - FRINGE BENEFITS	348,446	353,697	562,317	404,642	561,656	-661
TOTAL DEPARTMENT	3,791,102	4,285,422	6,023,323	4,285,389	6,311,399	288,076
PARKS/REC ADMIN.						
51 - PERSONAL SERVICES	786,811	823,292	849,488	654,500	871,999	22,511
52 - EXPENSES	28,480	25,644	27,173	23,979	27,705	532
57 - FRINGE BENEFITS	122,980	126,219	151,251	117,157	158,470	7,219
TOTAL PARKS/REC ADMIN.	938,272	975,155	1,027,912	795,636	1,058,174	30,262
PUBLIC GROUNDS MAINT						
51 - PERSONAL SERVICES	714,059	755,638	840,595	602,793	864,304	23,709
52 - EXPENSES	496,646	727,164	803,294	633,245	791,654	-11,640
58 - DEBT AND CAPITAL	10,000	0	150,000	0	150,000	0
57 - FRINGE BENEFITS	108,504	107,782	151,587	107,249	153,582	1,995
TOTAL PUBLIC GROUNDS MAINT	1,329,209	1,590,584	1,945,476	1,343,287	1,959,540	14,064
FORESTRY SERVICES						
51 - PERSONAL SERVICES	377,226	407,770	576,638	384,122	616,696	40,058
52 - EXPENSES	279,231	402,755	616,805	441,098	631,510	14,705
57 - FRINGE BENEFITS	76,289	78,198	101,603	69,034	87,291	-14,312
TOTAL FORESTRY SERVICES	732,746	888,723	1,295,046	894,254	1,335,497	40,451
RECREATION ACTIVITIES						
52 - EXPENSES	3,792	3,927	4,280	1,136	4,280	0
57 - FRINGE BENEFITS	0	0	209	0	216	7
TOTAL RECREATION ACTIVITIES	3,792	3,927	4,489	1,136	4,496	7
OUTDOOR SWIMMING						
51 - PERSONAL SERVICES	31,952	20,046	0	0	0	0
52 - EXPENSES	8,325	8,379	8,250	3,540	8,250	0
57 - FRINGE BENEFITS	463	273	466	0	480	14
TOTAL OUTDOOR SWIMMING	40,741	28,698	8,716	3,540	8,730	14

CITY OF NEWTON BUDGET DEPARTMENT LEGAL LEVEL OF CONTROL

	ACTUAL 2014	ACTUAL 2015	AMENDED 2016	YTD 4/13/2016	RECOMMENDED 2017	CHANGE 2016 to 2017
INDOOR RECREATION						
52 - EXPENSES	9,169	6,695	9,325	4,906	9,525	200
57 - FRINGE BENEFITS	0	0	1,904	0	2,058	154
TOTAL INDOOR RECREATION	9,169	6,695	11,229	4,906	11,583	354
SPECIAL NEEDS REC.						
51 - PERSONAL SERVICES	113,879	116,910	120,546	101,948	122,692	2,147
52 - EXPENSES	8,726	8,646	8,726	5,706	8,726	0
57 - FRINGE BENEFITS	17,983	18,428	18,599	14,638	19,463	863
TOTAL SPECIAL NEEDS REC.	140,588	143,984	147,871	122,292	150,881	3,010
EMERSON COMMUNITY CTR						
52 - EXPENSES	23,825	24,298	27,607	18,448	28,037	430
57 - FRINGE BENEFITS	0	0	38	0	39	1
TOTAL EMERSON COMMUNITY CTR	23,825	24,298	27,645	18,448	28,076	431
HAMILTON COMMUNITY CTR						
52 - EXPENSES	12,995	12,564	17,223	9,572	17,148	-75
57 - FRINGE BENEFITS	0	0	135	0	0	-135
TOTAL HAMILTON COMMUNITY CTR	12,995	12,564	17,358	9,572	17,148	-210
SENIOR RECREATION SVS						
52 - EXPENSES	836	826	1,150	514	1,150	0
57 - FRINGE BENEFITS	0	0	89	0	92	3
TOTAL SENIOR RECREATION SVS	836	826	1,239	514	1,242	3
CULTURAL AFFAIRS						
51 - PERSONAL SERVICES	98,228	102,128	104,331	80,012	106,913	2,582
52 - EXPENSES	4,924	7,293	6,350	2,533	6,350	0
57 - FRINGE BENEFITS	5,933	6,085	6,772	5,339	7,107	335
TOTAL CULTURAL AFFAIRS	109,085	115,506	117,453	87,884	120,370	2,917

CITY OF NEWTON BUDGET DEPARTMENT LEGAL LEVEL OF CONTROL

	ACTUAL 2014	ACTUAL 2015	AMENDED 2016	YTD 4/13/2016	RECOMMENDED 2017	CHANGE 2016 to 2017
RECREATION VEHL MAINT.						
51 - PERSONAL SERVICES	56,471	63,042	63,838	50,236	63,679	-159
52 - EXPENSES	80,890	68,704	99,750	67,024	76,750	-23,000
58 - DEBT AND CAPITAL	60,000	48,925	60,000	30,968	60,000	0
57 - FRINGE BENEFITS	16,294	16,711	18,591	14,656	19,512	921
TOTAL RECREATION VEHL MAINT.	213,655	197,381	242,179	162,884	219,941	-22,238
RECREATION BLDG MAINT.						
51 - PERSONAL SERVICES	383	0	11,000	0	11,000	0
52 - EXPENSES	235,806	298,490	265,340	218,578	329,200	63,860
TOTAL RECREATION BLDG MAINT.	236,190	298,490	276,340	218,578	340,200	63,860
COMMUNITY BEAUTIFICATION						
51 - PERSONAL SERVICES	0	-1,410	625,697	432,607	635,924	10,228
52 - EXPENSES	0	0	163,600	113,281	306,250	142,650
57 - FRINGE BENEFITS	0	0	111,072	76,570	113,346	2,273
TOTAL COMMUNITY BEAUTIFICATION	0	-1,410	900,369	622,458	1,055,520	155,151

Planning and Development

Mission Statement

Newton's Department of Planning and Development is committed to community-based planning that guides the future of the city while promoting equity, healthy lifestyles, diverse housing options, a resilient economy, varied transportation options, and preservation of the built and natural environment.



Fiscal Year 2016 Accomplishments

Long-Range Planning - Advanced phase 2 of Zoning Reform working with the Zoning and Planning Committee.

Land Use & Transportation - Completed Housing Strategy and initiated Transportation Strategy.

Economic Development - Completed Austin Street permitting; Initiated Charles River Mill District partnership for economic development.

Conservation - Completed enhancements to 5 different conservation areas and improved all trailheads.

Community Development & Housing - Implemented home rehab program targeting accessory apartments for affordable housing.

Historic Preservation - Completed one ordinance/policy amendment for Historic Commission; remainder for consideration in FY17.

Fiscal Year 2017 Desired Outcomes

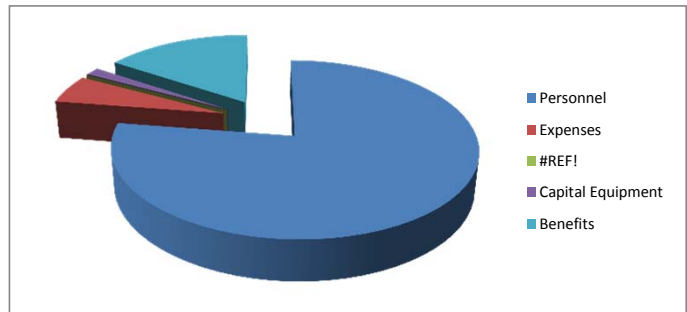
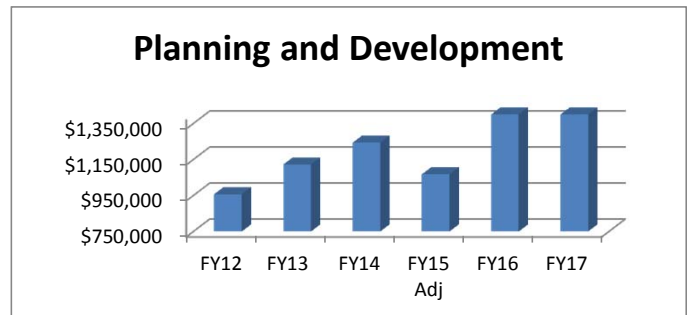
Economic Development - Develop Austin Street municipal lot; continue to grow successful Mass Challenge program; implement Newton Centre parking strategy; coordinate regular business mtgs.

Quality of Life - Complete comprehensive transportation strategy; phase 2 of Zoning Reform; implement strategic conservation improvements.

Community Engagement - Increase online and in person engagement with community on key projects and initiatives; work with other City departments to promote shared projects.

Transportation - Continue Newton in Motion campaign; work with other City departments to implement Complete Streets initiative.

Development Review - Begin implementation of Planning Management Study.



Department Detail

	Actual				-<Adj Budget->		-<Proposed->	
	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2017	
Expenditure by Core Function								
Personnel	\$ 788,675	\$ 865,393	\$ 921,965	\$ 866,216	\$ 1,176,363	\$ 1,307,664		
Expenses	\$ 59,774	\$ 141,054	\$ 161,471	\$ 61,755	\$ 281,397	\$ 92,627		
Capital Equipment	\$ -	\$ -	\$ 25,000	\$ 111	\$ 50,990	\$ 25,000		
Benefits	\$ 109,052	\$ 115,949	\$ 134,705	\$ 139,372	\$ 193,151	\$ 263,810		
Total	\$ 957,501	\$ 1,122,396	\$ 1,243,141	\$ 1,067,454	\$ 1,701,901	\$ 1,689,101		
% Incr		17.22%	10.76%	-14.13%	59.44%	-0.75%		
Personnel								
Full-Time	10	10	11	15	16	17		
Part-Time	6	5	4	1	1	2		
Total	16	15	15	16	17	19		

FY2016 Accomplishments - Planning and Development

Outcome #1: Support the Vitality and Economic Development of Villages and Commercial Centers

	<u>Target</u>	<u>Result</u>
Strategy #1: Advance N2 Corridor		
Host, in partnership with the Town of Needham and the Newton/Needham Chamber of Commerce, at least two events promoting the N2 Corridor.	2 Events	Focus in N2 this year has been the planning study
Complete plan for future of Wells Avenue.	Spring '16	Begun - 50% complete
Needham Street zoning review.	Spring '16	Not done, unlikely to do, merges with Zoning Reform
Strategy #2: Initiate Charles River Mill District Partnership		
Working with Town of Watertown, City of Waltham and three Chambers of Commerce, identify shared goals and projects to enhance the competitive position of the district.	Sum. '15	In progress
Strategy #3: Redevelop Austin Street Lot		
Special permit review.	Sum. '15	Completed
Building permit and construction.	Spring '16	Targetting 2017
Strategy #4: Develop Citywide Transportation Strategy		
Develop parking management strategy for Newton Centre.	Fall 2015	Completed
Develop multi-modal transportation strategy addressing transit opportunities, Complete Streets design, parking, and related issues. Engage community in this process.	Fall 2016	Completion December 2016
Strategy #5: Develop Citywide Housing Strategy		
Develop five year plan to meet goal of having 10% of Newton's housing stock qualified as affordable under SHI. Engage community in this process.	Winter '15	Complete April '16
Strategy #6: Foster business-friendly environment		
Coordinate regular Business Council meetings with Mayor and local businesses.	Quarterly	1 in FY16
Reach out to individual businesses to identify needs and promote City resources.	10-15 per month	Completed

Outcome #2: Facilitate Understanding & Consistency of Zoning Regulations

	<u>Target</u>	<u>Result</u>
Strategy #1: Initiate Phase 2 of Zoning Reform		
Hire consultant.	Summer '15	Completed
Begin work.	Fall '15	Fall/Winter 2017
Complete Draft Ordinance and enter adoption process.	Fall '16	
Strategy #2: Work with Management Consultant to Improve Planning Department Operations		
Complete department analysis and issue study results and recommendations.	Fall 2015	To be issued June '16
Begin implementation of recommendations.	Winter '15	To be completed Summer/Fall '16
Strategy #3: Provide High Quality and Timely Development Review Services		
Complete project reviews within the allocated time period.	90% in 90 days	79% in 90 days

Outcome #3: Protect Natural Resources

	<u>Target</u>	<u>Result</u>
Strategy #1: Enhance Conservation Areas for Public Use		
Design new entrances to conservation areas and install.	Summ. '15	Completed
Complete maintenance/enhancement projects in 5 conservation areas.	Fall '15	Completed
Strategy #2: Facilitate Development of Trail Network		
Work with Aldermen, Neighborhood Area Councils and the State to complete permitting for public access to the Sudbury Aqueduct.	Summ. '15	Draft permit under internal review
Strategy #3: Promote Actions to Improve Water Quality and Address Flooding		
Work with DPW to adopt a "no" or "low salt" policy for sensitive environmental areas	Fall '15	Phase 1 Complete
Adopt a Tree Replacement Policy/Program in coordination with the City tree program	Spring '16	In progress
Strategy #4: Produce Educational Materials and/or Events		
Present at 2 community group meetings.	2	Completed

Outcome #4: Enhance and Protect City's Historic Resources

	<u>Target</u>	<u>Result</u>
Strategy #1: Documentation of Historic Structures		
Seeking funds for Phase IV of historic survey of buildings up to 1870.	Spring '16	Phase IV was completed fall 2015
Complete Phase IV of historic survey of buildings up to 1870.	Summ. '17	see above
Strategy #2: Protect Historic Structures		
Complete ordinance/policy amendments for the Historic Commission.	Summ. '15	Demolition delay amendment passed
Strategy #3: Produce Educational Materials and/or Events		
Seek grant funds for publishing research on Civil War monument.	Summ. '15	Have sought funds, thus far no funds awarded
Present at 2 community group meetings.	2	1 Complete

FY2017 Desired Outcomes - Planning and Development

Outcome #1: Equity & Economic Opportunity for All

Target

Strategy #1: Implement Housing Strategy

Identify ordinance/policy changes and submit to City Council or appropriate body.

Throughout FY17

Support strategically identified housing projects for affordable and diverse housing choices.

Throughout FY17

Evaluate RFP responses for housing funds.

Summer 2016

Develop Crescent Street project (8 units.)

Anticipated completion in FY18

Develop housing for homeless families with supportive services.

Anticipated completion in FY18

Plan for development of 9-12 units for the chronically homeless.

Throughout FY17

Strategy #2: Implement Annual Action Plan

Release RFP for human services & ESG.

Winter, 2017

Complete annual neighborhood project.

Fall, 2016

Complete annual accessibility projects.

Spring, 2017

Complete 3-4 rehab program projects.

Throughout FY17

Strategy #3: Support Expansion of the Innovation Economy

Grow MassChallenge program at Newton Innovation Center.

Expand # of entrepreneurs

Support N2 Corridor and completion of market study.

Summer/Fall 2016

Support Charles River Mill District.

Throughout FY17

Strategy #4: Support Vitality of Village Centers & Commercial Corridors

Development of Austin Street municipal lot.

Anticipated completion in FY18

Support implementation of Newton Centre parking strategy.

Throughout FY17

West Newton Square streetscape design.

Summer 2016

Finalize Newtonville/Walnut Street design.

Spring 2017

Advance reuse of Newton Centre Library building.

Fall 2016

Strategy #5: Foster Business-Friendly Environment

Coordinate regular Business Council meetings with Mayor and local businesses.

Quarterly

Reach out to individual businesses to identify needs and promote City resources.

10-15 per month

Outcome #2: Enhance & Preserve Quality of Life & Sense of Place

Target

Strategy #1: Transportation Strategy

Evaluate pilot and demonstration projects.

Summer 2016

Identify projects for immediate action, inclusion on FY18 CIP.

Summer/Fall 2016

Completion of strategy.

Winter 2017

Strategy #2: Phase 2 of Zoning Reform

Create pattern book.

Summer 2016

Draft zoning ordinance text.

Complete in FY18

Strategy #3: Maintain Robust Historic Preservation & Interpretation Program

Prepare criteria for new historic building survey grant application.

Spring 2017

Research, reinstall, rededication of the Newton North High School Maurice Compris WPA mural.

Fall 2017

Continue Historic Commission/Preservation ordinance amendments.

In FY17

Produce educational materials and/or events.

2 events in FY17

Strategy #4: Environmental Conservation & Improvement

Conserve the "Webster Woods" area for ecological and recreational value.

Summer/Fall 2016

Complete priority conservation areas maintenance/enhancement projects.

Fall 2016 and Spring 2017

Rehabilitate "Deer Park" area and restore public access.

Summer 2016

Support volunteer conservation stewardship program.

Throughout FY17

Explore options for trails in Quinobequin Road area.

Summer/Fall 2016

Produce educational materials and/or events.

Throughout FY17 - min. of 2 events

Outcome #3: Promote Community Engagement in Planning

Target

Strategy #1: Develop Online Engagement Capacity

Develop new Planning Department webpage.

Fall/Winter 2016

Enhance online components of planning projects.

Fall/Winter 2016

Strategy #2: Include Community Engagement in All Projects

Develop community engagement strategy with each project.

Ongoing

Work with DPW and other "implementation" departments to engage community in projects.

Ongoing

Outcome #4: Pursue Efficient Development Review and Planning Processes

Target

Strategy #1: Implement Planning Department Management Study

Continue documentation of development review process and review of coordination and process efficiency with DPW, ISD and Fire Department.

Summer/Fall 2016

Draft board/commission handbooks describing roles & responsibilities.

Summer/Fall 2016

Strategy #2: Conduct Efficient Development Review

Complete special permit project reviews within the allocated time frame.

90% completed in 90 days

Demolition delay reviews.

Ongoing

Historic district reviews.

Ongoing

Ensure appropriate protection of wetlands through State Wetlands Act.

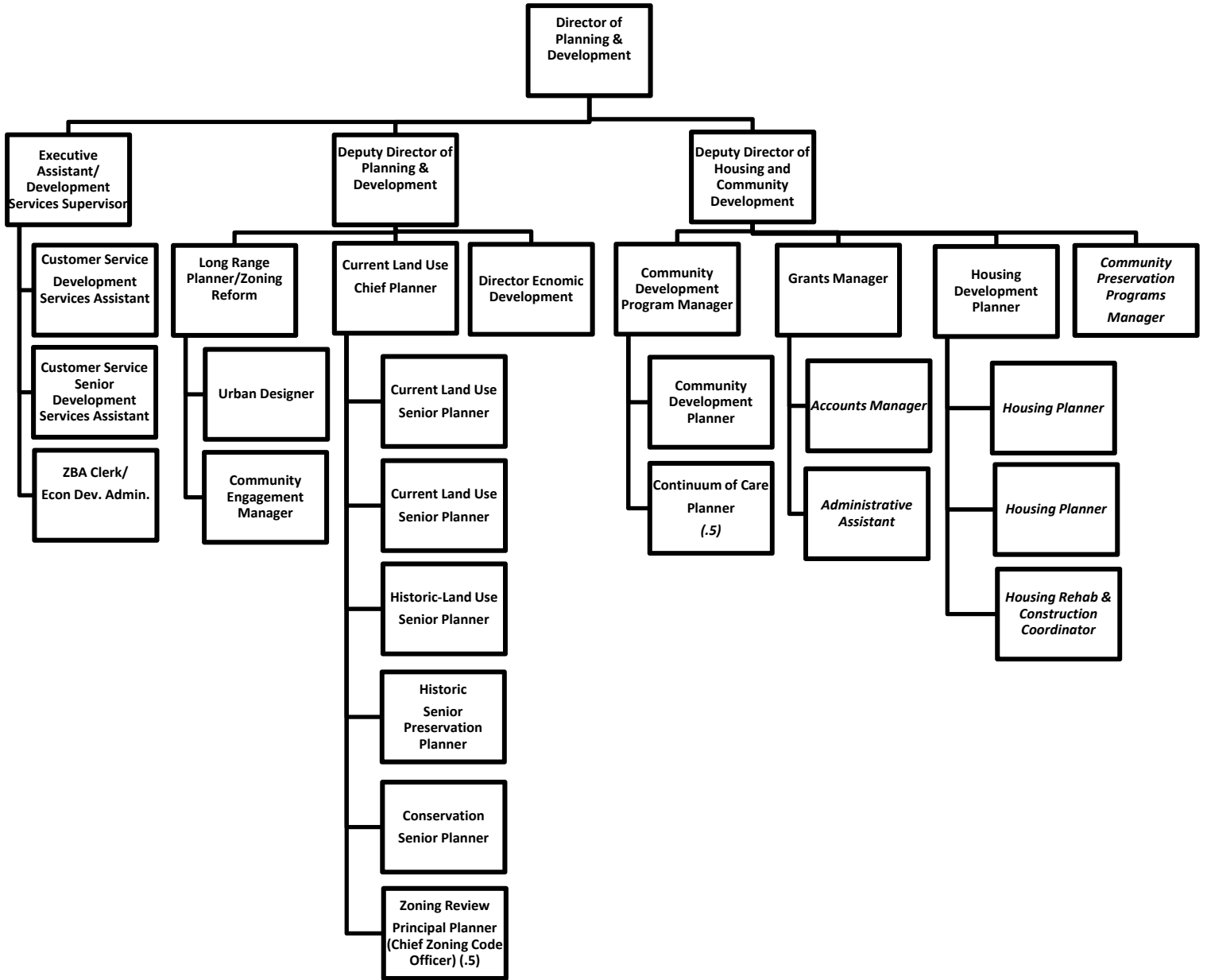
Ongoing

Site Plan/558 reviews.

Ongoing

Ongoing

Planning and Development Department



FUND: 01 - GENERAL FUND
DEPARTMENT: 114 - PLANNING DEVELOPMENT

CITY OF NEWTON BUDGET
DEPARTMENT LEGAL LEVEL OF CONTROL

	ACTUAL 2014	ACTUAL 2015	AMENDED 2016	YTD 4/13/2016	RECOMMENDED 2017	CHANGE 2016 to 2017
PLANNING & DEVELOPMENT SUMMARY						
51 - PERSONAL SERVICES	921,965	866,216	1,176,363	675,523	1,307,664	131,301
52 - EXPENSES	161,471	61,755	281,397	245,105	92,627	-188,770
58 - DEBT AND CAPITAL	25,000	111	50,990	33,721	25,000	-25,990
57 - FRINGE BENEFITS	134,705	139,372	193,151	114,317	263,810	70,659
TOTAL DEPARTMENT	1,243,141	1,067,454	1,701,902	1,068,667	1,689,102	-12,800
PLANNING						
51 - PERSONAL SERVICES	747,527	620,841	827,859	470,202	1,006,938	179,078
52 - EXPENSES	137,435	43,722	246,797	234,033	57,393	-189,404
57 - FRINGE BENEFITS	116,265	103,357	135,683	83,976	212,032	76,349
TOTAL PLANNING	1,001,227	767,920	1,210,340	788,210	1,276,363	66,023
CONSERVATION						
51 - PERSONAL SERVICES	58,382	62,853	65,881	49,470	65,635	-246
52 - EXPENSES	1,216	2,004	2,000	361	2,000	0
58 - DEBT AND CAPITAL	25,000	111	50,990	33,721	25,000	-25,990
57 - FRINGE BENEFITS	775	904	3,080	724	3,069	-12
TOTAL CONSERVATION	85,373	65,872	121,951	84,277	95,704	-26,247
HISTORICAL						
51 - PERSONAL SERVICES	78,215	89,693	93,522	71,540	94,913	1,391
52 - EXPENSES	2,422	2,410	2,200	1,813	2,610	410
57 - FRINGE BENEFITS	10,973	16,351	26,342	14,382	26,662	319
TOTAL HISTORICAL	91,609	108,454	122,064	87,735	124,184	2,120
ECONOMIC DEVELOPMENT						
51 - PERSONAL SERVICES	37,841	92,829	156,100	74,367	98,484	-57,616
52 - EXPENSES	20,399	13,619	27,000	7,525	27,224	224
57 - FRINGE BENEFITS	6,692	18,761	27,846	15,091	20,122	-7,724
TOTAL ECONOMIC DEVELOPMENT	64,931	125,209	210,946	96,983	145,830	-65,116
ZONING BD OF APPEALS						
51 - PERSONAL SERVICES	0	0	33,000	9,945	41,694	8,694
52 - EXPENSES	0	0	3,400	1,374	3,400	0
57 - FRINGE BENEFITS	0	0	200	144	1,927	1,727
TOTAL ZONING BD OF APPEALS	0	0	36,600	11,462	47,021	10,421

Community Development and Housing Division

Mission Statement

The mission of the Newton Housing and Community Development Program is to maintain the City's economic diversity; to improve the physical, social, economic and housing environments for Newton's low- and moderate-income residents; to prevent homelessness and help Newton's homeless population find housing; and to provide access to public and private facilities for people with disabilities.

FY 2016 Key Accomplishments

Funded 20 public service programs at 15 public/non-profit organizations

Funded 10 programs at 6 non-profit organizations for shelter services, street outreach, rapid re-housing and homelessness prevention services.

Committed funding to create nine affordable housing units and rehabilitate a 199-unit property for long-term occupancy by low, moderate-income seniors. Also provided housing rehabilitation assistance to 10 low- and moderate-income households for hazard abatement, emergency repairs, maintenance.

Repaired 2 curb cuts at the intersection of Centre St. and Vernon St. making them accessible to persons with disabilities in Newton Corner.

Install a shade structure in Pellegrini Park (April 2016).

Purchased and installed 18 Audible Pedestrian Signal (APS) units for installation at 3 intersections to improve accessibility and safety for all pedestrians.

Provided assistance to 2 formerly homeless families through the HOME Tenant-based Rental Assistance (TBRA) program.

FY 2017 Desired Outcomes

Develop 24 affordable housing units and provide housing rehabilitation assistance to 10 low- and moderate-income households.

Provide assistance to one additional family through the HOME Tenant-based Rental Assistance (TBRA) program.

Complete curb cut improvements at 1-3 intersections.

Complete construction of 2 phases of the Newton Centre Playground path project.

Develop a neighborhood improvements project for FY17 in the target neighborhood of Newton Corner.

Fund 16 public service programs at 16 public and non-profit organizations, with a strong focus on economic mobility based on the Brookings Institution Benchmarks of Success.

Purchase up to 32 Audible Pedestrian Signals (APS) units for installation at intersections throughout the City.

Fund programs to non-profit organizations for shelter services, street outreach, rapid re-housing and homelessness prevention services. Emergency Solutions Grant RFP to be released in Spring 2016.

Public Services

Provide essential services to low- and moderate-income individuals including children, survivors of domestic violence, persons with disabilities, elders, and at-risk youth

Affordable Housing

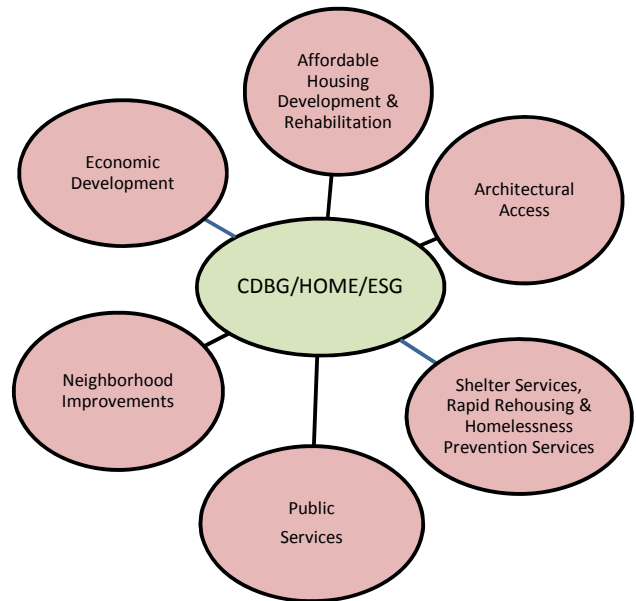
Develop and rehabilitate housing for low- and moderate-income households (with income \leq 80% of area median)

Architectural Access

Remove architectural barriers to provide access to persons with disabilities

Neighborhood Improvements

Improve public facilities including parks, installation of trees, pedestrian improvements, etc. in target neighborhoods.



Newton Community Development Block Grant Program - FY17 Budget- DRAFT

PROJECT #	IDIS #	Env. Review	Budget Code	Account	Projects	Letter-of-Credit (LOC) Budget	FY17 Program Income (Estimated)	Prior Year(s) Program Income (FY16)	Total Budget
HOUSING PROGRAM									
CD17-01A		Exempt	15V114	Various	Housing Program Delivery	\$390,000.00			\$390,000.00
CD17-01B		project by project	15V114	5796	Housing Rehabilitation and Development Program Fund	\$568,399.00			\$568,399.00
CD17-01C		project by project	15V114	5796C	Housing Program Rehab Revolving Loan Fund (estimated rehab loan repayments)	\$0.00	\$81,250.00		\$81,250.00
HOUSING PROGRAM TOTAL						\$958,399.00	\$81,250.00	\$0.00	\$1,039,649.00
ARCHITECTURAL ACCESS									
CD17-03A		project by project	15V114	586001	FY17 Curb Cuts	\$87,125.00			\$87,125.00
ARCHITECTURAL ACCESS TOTAL						\$87,125.00	\$0.00	\$0.00	\$87,125.00
HUMAN SERVICES									
TIER 1 AWARDS- Final Awards to be determined on 5/2/16						\$261,375.00		\$30,000.00	\$291,375.00
CD17-98D		Exempt	15V114	5797	Human Service Program Income Reserve (for FY17 projects- do not include in FY16 budget totals)		\$18,750		
HUMAN SERVICES TOTAL (Cannot exceed 15% of current year LOC + 15% of prior year program income)						\$261,375.00	\$18,750.00	\$30,000.00	\$291,375.00
TIER 2 AWARDS- Final Awards to be determined on 5/2/16								\$18,000.00	\$18,000.00
NEIGHBORHOOD IMPROVEMENTS									
CD17-08V		project by project	15V114	5797	Newton Corner Neighborhood Improvements Project- TBD 5/2/16	\$87,125.00			\$87,125.00
NEIGHBORHOOD IMPROVEMENTS TOTAL						\$87,125.00	\$0.00	\$0.00	\$87,125.00
PROGRAM ADMINISTRATION									
CD17-09A		Exempt	15V114	Various	Program Administration	\$347,505.00	\$25,000.00		\$372,505.00
CD17-09B		Exempt	15V114	Various	Citizen Participation	\$1,000.00			\$1,000.00
CD17-99		Exempt	15V114	5797	Contingencies	\$0.00			
STRATION TOTAL (Cannot exceed 20% of current year LOC + 20% of current year program income- must also include Planning activities)						\$348,505.00	\$25,000.00	\$0.00	\$373,505.00
GRAND TOTAL ALL PROGRAM AREAS						\$1,742,529.00	\$125,000.00	\$48,000.00	\$1,896,779.00
FY17 CDBG Letter of Credit Funds from HUD B-16-MC-25-0019						\$1,742,529.00			

* FY17 CDBG is a 1.48% decrease from FY16 (\$1,768,620)

FUND: 15 - CDBG GRANT FUND 14.218
DEPARTMENT: ALL DEPARTMENTS

**CITY OF NEWTON BUDGET
FUNCTIONAL ELEMENT SUMMARY**

	ACTUAL 2014	ACTUAL 2015	AMENDED 2016	YTD 4/13/2016	PROPOSED 2017	CHANGE 2016 to 2017	% CHANGE
114 - PLANNING & DEVELOPMENT							
15N114 - 2009 CDBG GRANT PROGRAM	89	106,037	0	0	0	0	0%
15O114 - 2010 CDBG GRANT PROGRAM	0	17,782	0	0	0	0	0%
15P114 - 2011 CDBG GRANT PROGRAM	6,943	0	0	0	0	0	0%
15Q114 - 2012 CDBG GRANT PROGRAM	22,566	12,263	0	0	0	0	0%
15R114 - 2013 CDBG GRANT PROGRAM	619,304	10,552	0	7,213	0	0	0%
15S114 - 2014 CDBG GRANT PROGRAM	1,040,735	303,559	600,253	35,648	0	-600,253	-100%
15T114 - 2015 CDBG GRANT PROGRAM	0	1,051,078	0	298,851	0	0	0%
15U114 - 2016 CDBG GRANT PROGRAM	0	0	195	377,878	635,538	635,343	325817%
TOTAL DEPARTMENT 114	1,689,635	1,501,271	600,448	719,590	635,538	35,090	6%
TOTAL FUND 15	1,689,635	1,501,271	600,448	719,590	635,538	35,090	6%

FUND: 15 - CDBG GRANT FUND 14.218
DEPARTMENT: ALL DEPARTMENTS

**CITY OF NEWTON BUDGET
DEPARTMENT LEGAL LEVEL OF CONTROL**

	ACTUAL 2014	ACTUAL 2015	AMENDED 2016	YTD 4/13/2016	RECOMMENDED 2017	CHANGE 2016 to 2017
PLANNING & DEVELOPMENT SUMMARY						
51 - PERSONAL SERVICES	508,268	416,557	534,163	312,361	539,725	5,562
52 - EXPENSES	596,281	764,305	0	302,851	0	0
58 - DEBT AND CAPITAL	386,543	127,355	0	38,861	0	0
57 - FRINGE BENEFITS	198,543	193,054	66,090	65,326	95,813	29,723
TOTAL DEPARTMENT	1,689,635	1,501,271	600,253	719,399	635,538	35,285
2009 CDBG GRANT PROGRAM						
51 - PERSONAL SERVICES	0	1,100	0	0	0	0
58 - DEBT AND CAPITAL	89	104,937	0	0	0	0
TOTAL 2009 CDBG GRANT PROGRAM	89	106,037	0	0	0	0
2010 CDBG GRANT PROGRAM						
58 - DEBT AND CAPITAL	0	17,782	0	0	0	0
TOTAL 2010 CDBG GRANT PROGRAM	0	17,782	0	0	0	0
2011 CDBG GRANT PROGRAM						
52 - EXPENSES	943	0	0	0	0	0
58 - DEBT AND CAPITAL	6,000	0	0	0	0	0
TOTAL 2011 CDBG GRANT PROGRAM	6,943	0	0	0	0	0
2012 CDBG GRANT PROGRAM						
51 - PERSONAL SERVICES	288	0	0	0	0	0
52 - EXPENSES	11,166	12,263	0	0	0	0
58 - DEBT AND CAPITAL	11,112	0	0	0	0	0
TOTAL 2012 CDBG GRANT PROGRAM	22,566	12,263	0	0	0	0
2013 CDBG GRANT PROGRAM						
51 - PERSONAL SERVICES	71,604	649	0	0	0	0
52 - EXPENSES	180,302	9,902	0	4,000	0	0
58 - DEBT AND CAPITAL	367,398	0	0	3,213	0	0
TOTAL 2013 CDBG GRANT PROGRAM	619,304	10,552	0	7,213	0	0

CITY OF NEWTON BUDGET DEPARTMENT LEGAL LEVEL OF CONTROL

	ACTUAL 2014	ACTUAL 2015	AMENDED 2016	YTD 4/13/2016	RECOMMENDED 2017	CHANGE 2016 to 2017
2014 CDBG GRANT PROGRAM						
51 - PERSONAL SERVICES	436,377	475	534,163	0	0	-534,163
52 - EXPENSES	403,871	298,259	0	0	0	0
58 - DEBT AND CAPITAL	1,944	4,636	0	35,648	0	0
57 - FRINGE BENEFITS	198,543	189	66,090	0	0	-66,090
TOTAL 2014 CDBG GRANT PROGRAM	1,040,735	303,559	600,253	35,648	0	-600,253
2015 CDBG GRANT PROGRAM						
51 - PERSONAL SERVICES	0	414,333	0	0	0	0
52 - EXPENSES	0	443,880	0	298,851	0	0
57 - FRINGE BENEFITS	0	192,865	0	0	0	0
TOTAL 2015 CDBG GRANT PROGRAM	0	1,051,078	0	298,851	0	0
2016 CDBG GRANT PROGRAM						
51 - PERSONAL SERVICES	0	0	0	312,361	539,725	539,725
57 - FRINGE BENEFITS	0	0	0	65,326	95,813	95,813
TOTAL 2016 CDBG GRANT PROGRAM	0	0	0	377,687	635,538	635,538

Zoning and Permitting

Environmental Mitigation Plan

The Public Buildings Department commissioned a Phase 1 Environmental Site Assessment that was completed for the City on April 10, 2014.¹ The assessment identified the presence of one fuel oil underground storage tank (UST) on the site and the removal of two additional USTs in 1990. As a result of the Phase 1 assessment, soil testing was done on the site in spring of 2016 and a Release Abatement Measure Plan was developed for the City by Lord and Associates in October 17, 2016. The City of Newton has appropriated \$100,000 for the remediation of the site.

Zoning Relief and Permits Required

The project will be developed through the Section 5-58 Site Plan Review process, with approval required by the Public Facilities Commission of the City Council and the Design Review Commission.. The site plan review will include an interdepartmental Development Team Review and a full analysis by the Planning and Development Department staff.

Other Approvals

On October 27, 2016, the Newton Historical Commission, by a vote of 4-0, found that the buildings at 70 Crescent Street are not preferably preserved. This finding allows for the demolition of the two structures on site.

¹ Phase I Environmental Assessment Available on the City of Newton Community Preservation Program Website: <http://www.newtonma.gov/civicax/filebank/documents/76809>



Public Facilities Committee Agenda

City of Newton In City Council

Special Meeting

Tuesday, September 6, 2016

6:45 PM
Room 211

Note: The Committee will meet jointly with the Finance Committee to discuss the following six items. Please refer to the Finance Committee Agenda for Backup Material.

Referred to Public Facilities and Finance Committees

#276-16

\$100,000 transfer for cleanup of 70 Crescent Street site

HIS HONOR THE MAYOR requesting authorization to transfer the sum of one hundred thousand dollars (\$100,000) from Fiscal Year 2017 Budget Reserve to fund the cleanup of the 70 Crescent Street housing project site. [08/01/16 @ 12:50]

On Newton CPC website, additional backup for item 276-16 is attached on following pages.

Referred to Public Facilities and Finance Committees

#279-16

\$125,000 for additional funding for Aquinas Window Project

HIS HONOR THE MAYOR requesting authorization to appropriate one hundred twenty-five thousand dollars (\$125,000) from bonded indebtedness for the purpose of providing additional funding for the Aquinas Window/PCB Abatement Project. . [08/01/16 @ 12:50 PM]

Referred to Public Facilities and Finance Committees

#274-16

\$250,000 to purchase a new Gradall truck

HIS HONOR THE MAYOR requesting authorization to appropriate two hundred fifty thousand dollars (\$250,000) from bonded indebtedness to fund the purchase of a new 2016 Gradall truck. [08/01/16 @ 12:50 PM]

Referred to Public Facilities and Finance Committees

#277-16

\$530,000 for traffic signal upgrades at Washington and Harvard Streets

HIS HONOR THE MAYOR requesting authorization to appropriate the sum of five hundred thirty thousand dollars (\$530,000) from bonded indebtedness to fund the construction and installation of traffic signal upgrades at the intersection of Washington Street and Harvard Street. [08/01/16 @ 12:50 PM]

The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a special accommodation, *please contact Jini Fairley, at least two days in advance of the meeting: jfairley@newtonma.gov, or 617-796-1253. For Telecommunications Relay Service dial 711.*

Referred to Public Facilities and Finance Committees

#278-16

\$200,000 for design of a section of Laundry Brook culvert by the Cabot School

HIS HONOR THE MAYOR requesting authorization to appropriate and expend two hundred thousand dollars (\$200,000) from the Stormwater Management Fund reserve for the purpose of funding the design of a section of the Laundry Brook culvert adjacent to the Cabot Elementary School. [08/01/16 @ 12:49 PM]

Referred to Public Facilities and Finance Committees

#280-16

\$165,000 for additional funding for the Elliot Street Bridge Project

HIS HONOR THE MAYOR requesting authorization to appropriate one hundred sixty-five thousand (\$165,000) from bonded indebtedness for the purpose of providing additional funding for the Elliot Street Bridge Project. [08/01/16 @ 12:50 PM]

Crescent Street Cleanup Project

Chemical Injection Cleanup	\$58,000
LSP Services	\$26,000
Contingency	\$16,000
Total Project Budget	\$100,000



Setti D. Warren
Mayor

PUBLIC BUILDINGS DEPARTMENT

Joshua R. Morse, Commissioner

Telephone (617) 796-1600

FAX (617) 796-1601

TTY: (617) 796-1089

52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

8/9/16

These are the Crescent Street site cleanup options as presented by our LSP.

Option 1 – Excavation

This option is contingent on the demolition of the current Garage building at the Site. Some of the higher concentrations of residual petroleum impacted soil is located underneath the building adjacent to the former UST locations, and initiating excavation prior to the building removal would likely require a second mobilization. Based on soil and groundwater data obtained during recent subsurface investigations, the excavation area would likely be approximately 100 feet by 60 feet, with an average thickness of impacted soil of 3 feet. This estimation indicates the need to excavate and stockpile up to 666 cubic yards of impacted soil for disposal. Disposal costs for 666 cubic yards of soil (approximately 1,000 tons) would likely cost approximately \$58,000. In order to remove clean overburden soil, prepare stockpiles, stockpile soil, manage stockpiles, etc., this job could extend beyond a week. A conservative estimate of construction costs (including backfill and compaction) could exceed \$50,000. Additionally, in order to access the impacted soil at the Site, it is anticipated that dewatering will be necessary. It is unknown how much impacted water would be generated during the necessary dewatering, but we would allow for the storage of up to 20,000 gallons of water in an on-Site fractionation tank. Disposal of 20,000 gallons of impacted water would cost in the neighborhood of \$20,000, or permitting and on-Site treatment would likely cost around \$11,000.

In order to maximize the effectiveness of this approach, and while the excavation is open, we would recommend the application of remedial additives (in-Situ chemical oxidation) prior to backfilling. The cost for chemicals would likely not exceed \$5,000. After excavation with ISCO treatment, groundwater sampling to test effectiveness of the excavation and treatment would begin approximately three months after excavation. After it has been determined that chemical oxidants are no longer present, then at least three favorable seasonal groundwater sampling rounds would be necessary in order to demonstrate compliance with DEP regulation in order to qualify for Site closure.

After excavation, it would be necessary to re-install groundwater monitoring wells at a cost of approximately \$5,000

Estimated Total \$124,000-\$133,000

Option 2 – In-Situ Chemical Oxidation (ISCO)

#276-16

This option may be initiated prior to, or without the need for building demolition. ISCO additives can be injected into the ground using a direct-push drilling rig, or may be mixed with water and injected into injection wells. It is anticipated that a program of ISCO would likely cost under \$50,000 for up to 2 injections.

After ISCO treatment, groundwater sampling to test effectiveness of the treatment would begin approximately three months after injection. After it has been determined that chemical oxidants are no longer present, then at least three favorable seasonal groundwater sampling rounds would be necessary in order to demonstrate compliance with DEP regulation in order to qualify for Site closure.

Additionally, with this approach it would be necessary to perform post-remedial soil sampling with a direct push drill rig. Approximate cost to perform this drilling including engineering labor and soil lab analysis would be \$8,000

Estimated Total \$58,000

Reporting Requirements and Groundwater Sampling costs

These costs will likely be very similar for both of the above options.

Within 120 days of obtaining knowledge of the release conditions at the Site (analytical data was received from the lab indicating a reporting requirement on April 18, 2016), a Release Notification Form will be prepared and submitted to DEP on the City's behalf, and a Release Abatement Measure (RAM) Plan will be submitted to DEP outlining the City's course of action. These activities will likely cost around \$3,000-\$4,000.


After the submittal of the initial RAM Plan, a RAM Status Report will be due to DEP within 120 days of the original Plan, and Status Reports will be required at 6 month intervals thereafter until closure. These plans will cost \$2,000-\$3,000 each. If the Site is not closed with DEP at the one-year anniversary of notification, then a Phase I – Initial Site Investigation Report will be due to DEP (Approx. \$3,000)

3-4 groundwater sampling rounds will be required after remediation in order to demonstrate compliance with DEP regulations prior to Site closure. Each groundwater sampling round would cost approximately \$4,000.

Once sufficient data has been collected in order to demonstrate compliance with DEP regulation, then a Permanent Solution Statement Report will be prepared for submittal to DEP to close the Site. Cost for this Report would be approximately \$5,000.

Estimated Total \$20,000-\$26,000

Based on the proposed project timeline time allows for the chemical injection approach. This will save the City approximately \$75,000.



Josh Morse
Commissioner of Public Buildings
Buildings Department
City of Newton

City of Newton



Setti D. Warren
Mayor

PUBLIC BUILDINGS DEPARTMENT

Joshua R. Morse, Commissioner

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52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

October 14, 2016

Community Preservation Committee
c/o Alice E. Ingerson, Community Preservation Program Manager
Planning & Development Department
Newton City Hall
1000 Commonwealth Ave.,
Newton, MA 02459

Re: Crescent Street Housing Site Assessment Update

Dear Ms. Ingerson,

The Public Buildings Department has completed the initial site assessment consisting of environmental and geo-technical reviews.

A copy of the Geo-Technical findings as completed by McPhail Associates is on file with the CPC. The final environmental study findings prepared by Lord Associates are contained within the required RAM Plan (Release Abatement Measures) that is made a part of this letter and will be forwarded to Tuesday, October 18th.

During the course of the site assessment various borings were conducted to determine soil suitability for the construction of housing as well as any contaminants that may be in the soil.

The site soil evaluation has determined that the current site can support housing as presented in our proposal. The environmental evaluation has determined that there is soil contaminated with petroleum based products. The contamination will be remediated through the use of bio-remediation injections into the soil. This process will take 12-18 months to remediate the contamination. The cost of this remediation is being covered by a City Appropriation in the amount of \$100,000. No CPC funds will be used for this purpose.

The initial appropriation from the CPC for \$100,000 has been expended as below:

Geo-Technical Evaluation, by McPhail Associates, through our Architect KBA	\$ 10,839.21
Site Survey & TOPO Plan, by Feldman Land Surveyors, through our Architect KBA	\$ 8,050.42
Environmental Evaluation, by Lord Associates	<u>\$ 22,863.32</u>
Total Expended to date	\$ 41,752.95
Current Balance of Appropriation	\$ 58,247.05

The City is currently preparing to commence the bio-remediation treatments to the contaminated soils with separate funding from the City of Newton in the amount of \$100,000.00. This work is scheduled to commence the week of November 7, 2016.

Should you have any additional questions, please feel free to contact our department.

Thank you,

Art Cabral
Project Specialist
City of Newton
Public Buildings Department



Setti D. Warren
Mayor

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

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Barney S. Heath
Director

Newton Historical Commission Demolition Review Decision

Date: 11/7/16 Zoning & Dev. Review Project# 16100028

Address of structure: 70 Crescent Street

Type of building : House

If partial demolition, feature to be demolished is _____

The building or structure:

- is _____ is not in a National Register or local historic district not visible from a public way.
- is _____ is not on the National Register or eligible for listing.
- is _____ is not importantly associated with historic person(s), events, or architectural or social history
- is is not _____ historically or architecturally important for period, style, architect, builder, or context.
- is _____ is not located within 150 feet of a historic district and contextually similar.

is _____ NOT HISTORICALLY SIGNIFICANT as defined by the Newton Demolition Delay Ordinance.
Demolition is not delayed and no further review is required.

is HISTORICALLY SIGNIFICANT as defined by the Newton Demolition Delay Ordinance (See below).

The Newton Historical Commission staff:

_____ APPROVES the proposed project based upon materials submitted see below for conditions (if any).
Demolition is not delayed, further staff review may be required.

DOES NOT APPROVE and the project requires
Newton Historical Commission review (See below).

The Newton Historical Commission finds the building or structure:

is NOT PREFERABLY PRESERVED
Demolition is not delayed and no further review is required.

Owner of Record:
City of Newton

is _____ PREFERABLY PRESERVED - (SEE BELOW).

Delay of Demolition:

_____ is in effect until _____

_____ has been waived - see attached for conditions

Determination made by: City of Newton

Please Note: if demolition does not occur within two years of the date of expiration of the demolition delay, the demolition will require a resubmittal to the Historical Commission for review and may result in another demolition delay.



Setti D. Warren
Mayor

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Barney S. Heath
Director

RECORD OF ACTION:

DATE: November 4, 2016

SUBJECT: 70 Crescent Road

At a scheduled meeting and public hearing on October 27, 2016, the Newton Historical Commission, by a vote of 4-0:

RESOLVED to find the property at 70 Crescent Street not preferably preserved.

Voting in the Affirmative: _____ Voting in the Negative: _____ Abstained: _____

Nancy Grissom, Member
Laura Fitzmaurice, Member
Jean Fulkerson, Member
Len Sherman, Alternate

Title Reference: _____ Owner of Property: _____

City of Newton

Deed recorded at: _____

Middlesex (South) Registry of Deeds

Book _____, Page _____

Date _____

Katy Hax Holmes
Staff

Katy Hax Holmes